

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

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED  
MAY 23 2007  
Permit Number: 070354  
CITY OF PORTLAND

**BUILDING INSPECTION  
PERMIT**

This is to certify that HADLEY SARAH D & CHRISTIAN R PERRY, ITS/property owner

has permission to 8' x 19' deck  
*CS\**

AT 16 LUCAS ST 259 B008001

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the State of Oregon 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 loaded or enclosed-in-  
4 HOUR NOTICE IS 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

5/18/07 *Christy J. Nelson*  
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

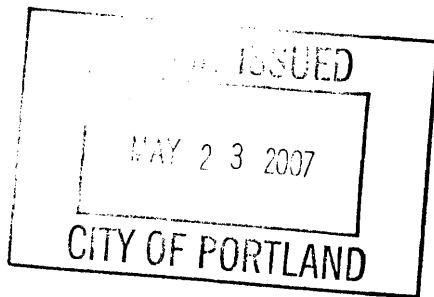
Permit No: 07-0554	Issue Date:	CBL: 259 B008001
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Location of Construction: 16 LUCAS ST	Owner Name: HADLEY SARAH D & CHRISTIA	Owner Address: 16 LUCAS ST	Phone: 899-3040
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family 8' x 12' deck CSH	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 3
Proposed Project Description: 8' x 12' deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC - 2003	
		Signature: 5/14/07 CWN		
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: dmartin	Date Applied For: 05/16/2007	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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: 5/14/07 CWN	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input checked="" 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: 5/14/07 CWN
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### 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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 07-0554	<b>Date Applied For:</b> 05/16/2007	<b>CBL:</b> 259 B008001
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<b>Location of Construction:</b> 16 LUCAS ST	<b>Owner Name:</b> HADLEY SARAH D & CHRISTIA	<b>Owner Address:</b> 16 LUCAS ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> property owner	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Single Family 8' x 12' deck	<b>Proposed Project Description:</b> 8' x 12' deck CSH
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 05/18/2007

**Note:** **Ok to Issue:**

- 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 addition, it may be required to be located by a surveyor.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 05/18/2007

**Note:** **Ok to Issue:**

- 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.
- 2) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) Fastener schedule per the IRC 2003
- 5) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.

**Comments:**  
5/18/2007-csh: 5/18/07 called owner w/ ?'s Left msg. CSH

Please call 874-8703 or 874-8693 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 initialzing 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
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

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

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Chris J.  
Signature of Applicant/Designee

Date

[Signature]  
Signature of Inspections Official

Date

CBL: 259-13-008 Building Permit #: 07-0554



# General Building Permit Application

R-3  
ZONE

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: 16 LUCAS ST, PORTLAND, 04102		
Total Square Footage of Proposed Structure 152 Square ft.	Square Footage of Lot 1,173	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 259          B              B-8-9	Owner: CHRISTIAN + SARAH PERRY	Telephone: 207 899 3040
Lessee/Buyer's Name (If Applicable)  N/A	Applicant name, address & telephone: CHRISTIAN PERRY 16 LUCAS ST PORTLAND 04102	Cost Of Work: \$ 1000 Fee: \$ / C of O Fee: \$
Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: DECK TO BE BUILT AT BACK OF HOUSE (8x8) USING EXISTING DOOR	SINGLE FAMILY	
Contractor's name, address & telephone:  Who should we contact when the permit is ready: CHRISTIAN PERRY Mailing address: 16 LUCAS ST PORTLAND, 04102 Phone: 207 899 3040		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 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:	Date: 5/14/07
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This is not a permit; you may not commence ANY work until the permit is issued.

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** 259 B008001  
**Location** 16 LUCAS ST  
**Land Use** SINGLE FAMILY

**Owner Address** HADLEY SARAH D & CHRISTIAN R PERRY JTS  
 16 LUCAS ST  
 PORTLAND ME 04102

**Book/Page** 23890/226  
**Legal** 259-B-8-9  
 LUCAS ST 14-18  
 6000 SF

**Current Assessed Valuation**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$55,500	\$112,600	\$168,100

**Property Information**

<b>Year Built</b> 1923	<b>Style</b> Gambrel	<b>Story Height</b> 2	<b>Sq. Ft.</b> 1121	<b>Total Acres</b> 0.138		
<b>Bedrooms</b> 2	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 5	<b>Attic</b> None	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b> GARAGE-WD/CB	<b>Quantity</b> 1	<b>Year Built</b> 1930	<b>Size</b> 12X20	<b>Grade</b> C	<b>Condition</b> A
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
04/26/2006	LAND + BLDING	\$211,000	23890-226
06/01/2002	LAND + BLDING	\$159,000	17767-343
01/03/1995	LAND + BLDING	\$76,000	11777-001
09/20/1994	LAND + BLDING	\$59,400	11645-278
03/15/1994	LAND + BLDING		11395-051

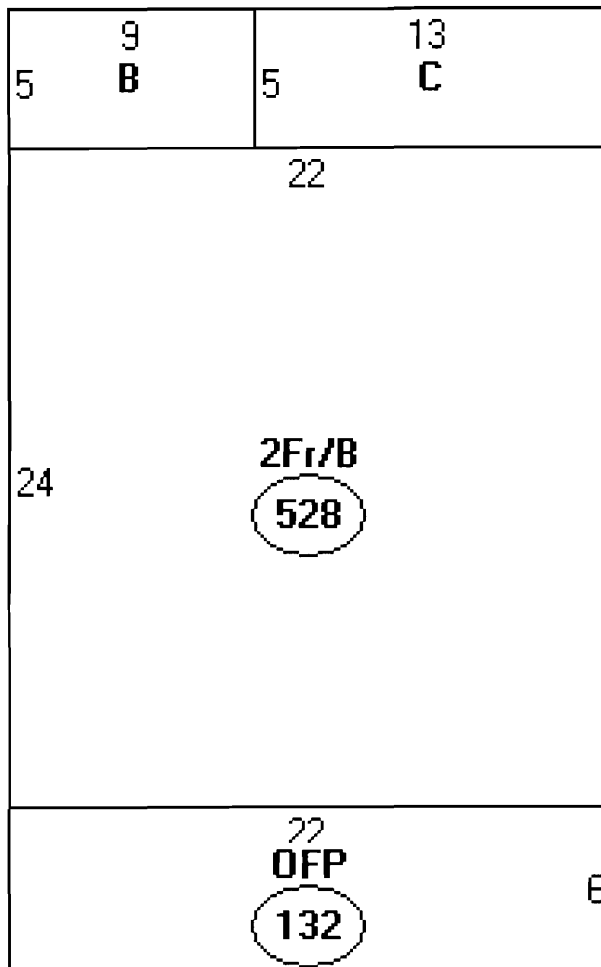
**Picture and Sketch**

[Picture](#)      [Sketch](#)      [Tax Map](#)

[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: 2Fr/B  
528 sqft

B: OFF  
45 sqft

C: 1Fr  
65 sqft

D: OFF  
132 sqft

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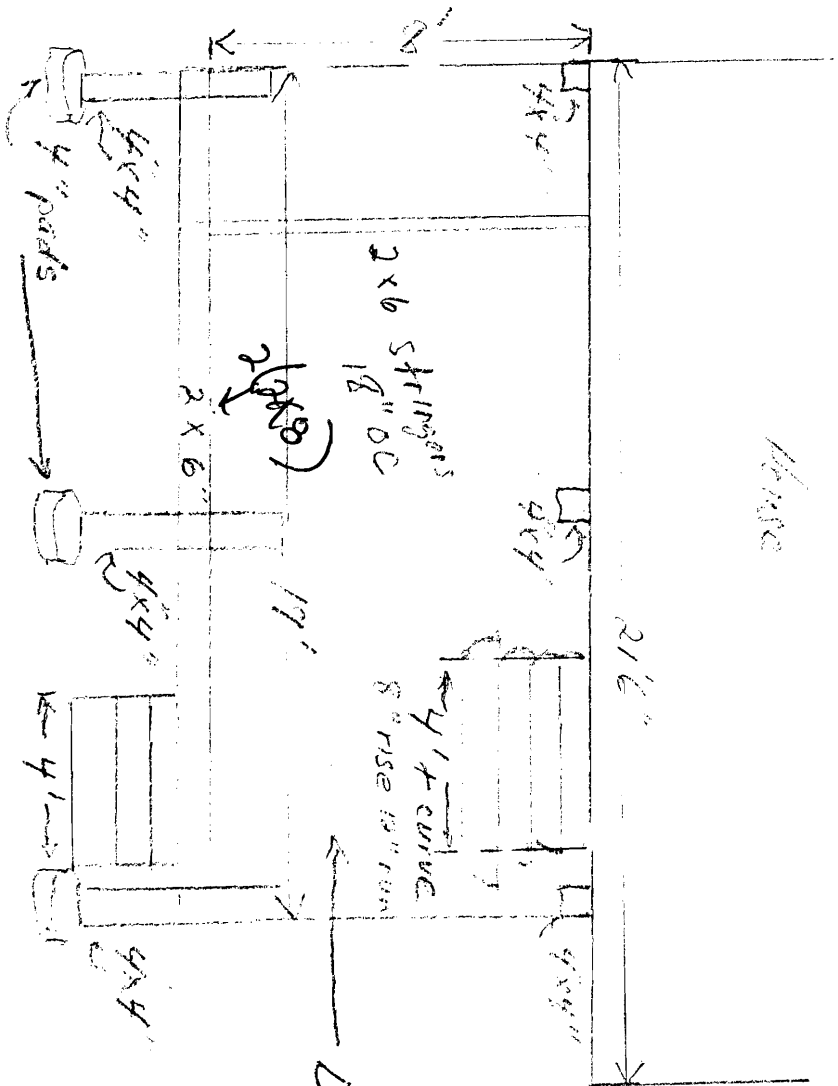
770

+ 250 Garage

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1120

Proposed



horse

STAIRS - 7 3/4" rise  
NAT

Docking man note photo  
railings pressure treated  
Framing pressure treated

Stairs 8" rise 12" run

$$\frac{144}{16} = 9$$



FLOOD HAZARD INFORMATION

FILE NUMBER: 28871

FLOOD MAP COMMUNITY NO.: 230051 ZONE: X

ATTORNEY: NOT APPLICABLE OR NOT AVAILABLE A06-189

PANEL: 0012 C DATED: 12/8/1998

TITLE COMPANY: NEW ENGLAND TITLE, LLC

TITLE REFERENCE

LENDER: FIRST FINANCIAL MORTGAGE CORP.

DEED BOOK: 17767 PAGE: 343

OWNER: VINAL L. AND CHRISTINE E. THOMPSON

PLAN BOOK: 14 PAGE: 56 LOT(S): 6 & 7

APPLICANT: SARAH D HADLEY AND CHRISTIAN R. PERRY

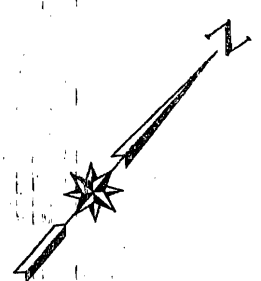
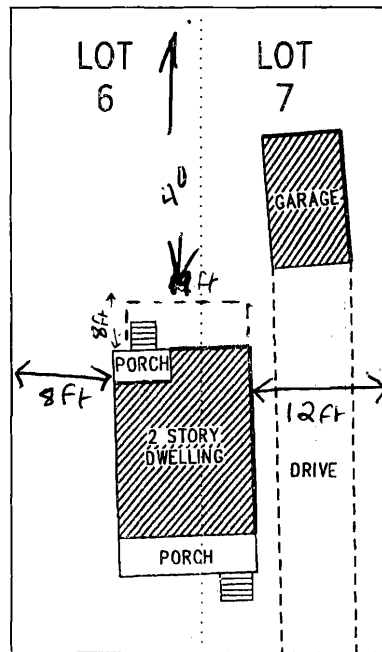
PLAN NUMBER: N/A OF N/A

ASSESSORS MAP

DATE: 3/28/2006 SCALE: 1"=30'

MAP: 259 BLOCK: B PARCEL: 8 & 9

MORTGAGE INSPECTION PLAN  
16 LUCAS STREET, PORTLAND, ME



1 story 8'  
 1 1/2 - 8'  
 2 - 14'  
 Now-conf. lot  
 of Record.  
 Lot 35% coverage = 2100  
 Allow.  
 1120 existing  
 + 260 proposed  
 1380 O.K.

LUCAS STREET

MORTGAGE LENDER

USE ONLY

THIS IS NOT A BOUNDARY SURVEY.

THIS IS THE RESULT OF TAPE MEASUREMENT, NOT THE RESULT OF AN INSTRUMENT SURVEY AND IS CERTIFIED TO THE TITLE INSURANCE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.

THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO BUILDINGS SITUATED ON THIS LOT EXCEPT AS SHOWN.

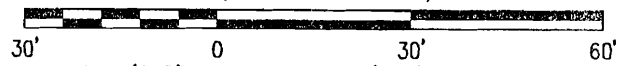
THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN

SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

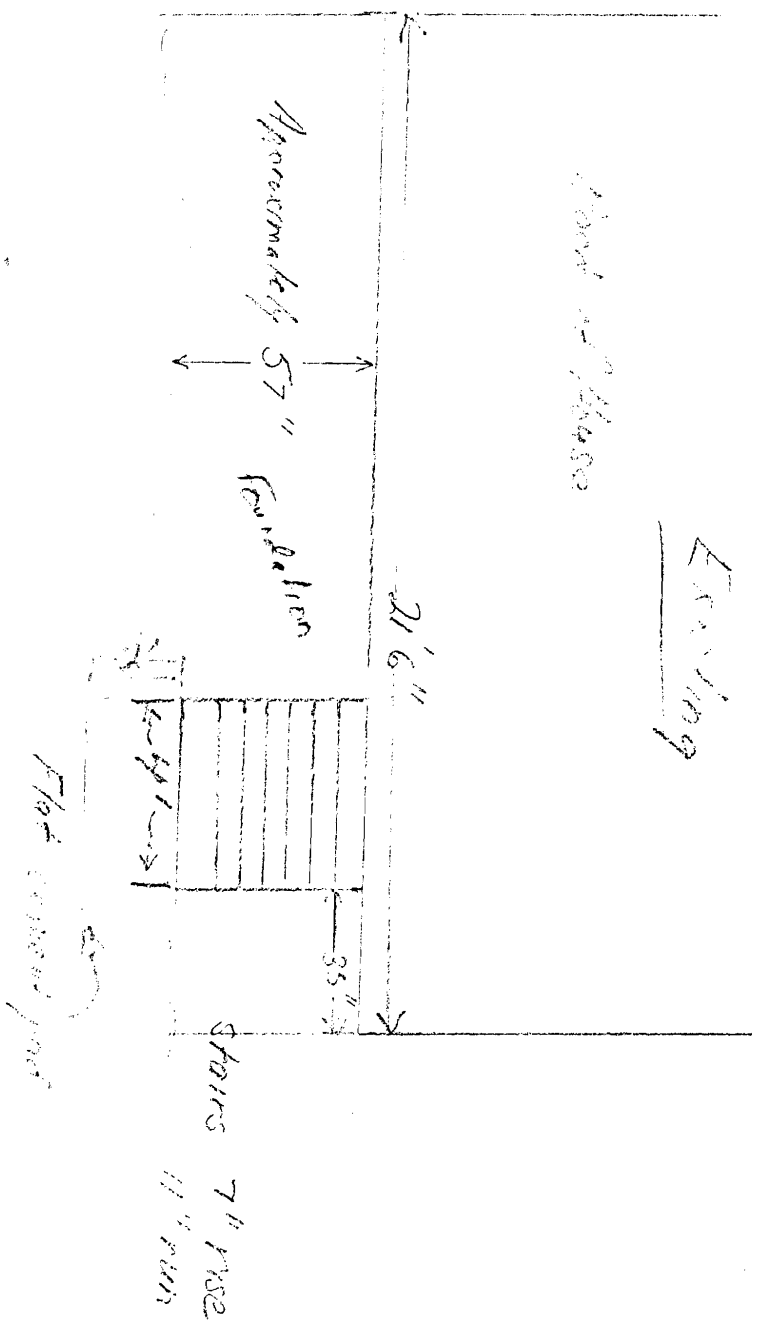


tel: (207) 883-1000 or (800) 882-2227  
 fax: (207) 883-1001  
 e-mail: mip@northeastcivilsolutions.com



Excavating

Front of House



Stairs with pad extend 10' from house

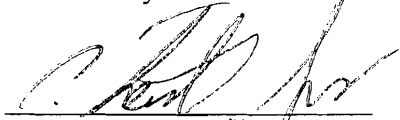
WARRANTY DEED  
(Maine Statutory Short Form)  
(Joint Tenants)

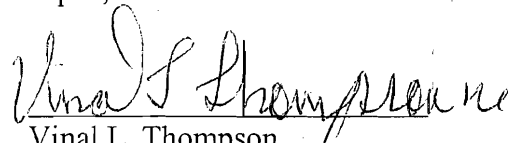
**KNOW ALL PERSONS BY THESE PRESENTS**, that We, Christine E. Thompson and Vinal L. Thompson, both of Portland, County of Cumberland, and State of Maine, for consideration paid, **grant to Sarah D. Hadley and Christian R. Perry**, of Portland, County of Cumberland, State of Maine, whose mailing address is 829 Congress Street, Portland, Maine 04101, **as Joint Tenants with rights of survivorship with WARRANTY COVENANTS**, the land with buildings thereon, in Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land with any buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, being Lots numbered six and seven as shown on a Plan of K.W. Sheffield, C.E. dated April 1921 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 56.

Meaning and intending to convey the same premises described in deed of Helen M. Arntsen, dated June 21, 2002 and recorded in the Cumberland County Registry of Deeds in Book 17767, Page 343.

Witness my hand and seal, this 25 day of April, 2006.

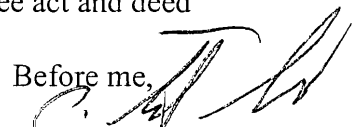
  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Vinal L. Thompson

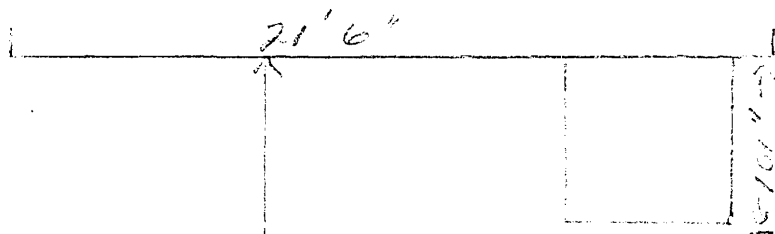
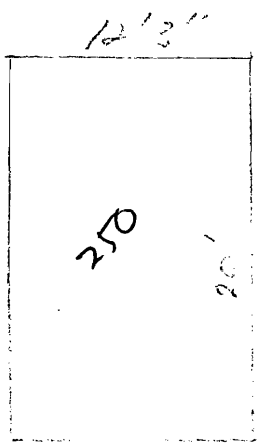
STATE OF Maine  
COUNTY OF Cumberland, SS.

April 25, 2006

Then personally appeared before me the above-named Vinal L. Thompson and acknowledged the foregoing instrument to be his free act and deed

Before me,   
\_\_\_\_\_  
Notary Public/ Attorney at Law

C. TRENT GRACE  
Notary Public, Maine  
My Commission Expires February 6, 2008



Property line