

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 070346

Please Read Application And Notes, If Any, Attached

This is to certify that BRALEY GRACE / Moesel Builders, Inc.

has permission to Construct a 10' x 12' Deck, remove existing picture window, and 2-8 door & smaller window

AT 315 LUDLOW ST 286 D002001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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.

PERMIT ISSUED
APR 24 2007
CITY OF PORTLAND

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 procured before this building or part thereof is loaded or service closed-in. 4 HOUR NOTIFICATION 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

Thomas M. Mackley 4/13/07
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

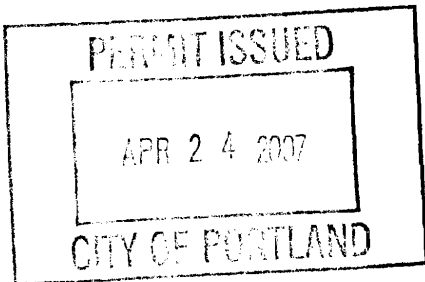
Permit No: 07-0346	Issue Date:	CBL: 286 D002001
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Location of Construction: 315 LUDLOW ST	Owner Name: BRALEY GRACE	Owner Address: 315 LUDLOW ST	Phone:
Business Name:	Contractor Name: Moesel Builders, Inc.	Contractor Address: 40 Birch Forest Drive Standish	Phone 2078928517
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Consturct a 10' x 12' Deck, remove existing picture window, add 2-8 door & smaller window	Permit Fee: \$110.00	Cost of Work: \$8,600.00	CEO District: 3
Proposed Project Description: Consturct a 10' x 12' Deck, remove existing picture window, add 2-8 door & smaller window		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003	
		Signature: <i>Jm</i> 4/13/07		
		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: Idobson	Date Applied For: 04/03/2007	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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"/> Date: <i>4/13/07</i>	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 Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input 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: _____
	Signature: <i>[Handwritten Signature]</i> Date: _____		



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

BUILDING PERMIT INSPECTION PROCEDURES

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 initializing 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

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

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

4/24/07
Date

Signature of Inspections Official

Date

CBL: 286-D-2 Building Permit #: 070346

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0346	Date Applied For: 04/03/2007	CBL: 286 D002001
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Location of Construction: 315 LUDLOW ST	Owner Name: BRALEY GRACE	Owner Address: 315 LUDLOW ST	Phone:
Business Name:	Contractor Name: Moesel Builders, Inc.	Contractor Address: 40 Birch Forest Drive Standish	Phone: (207) 892-8517
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

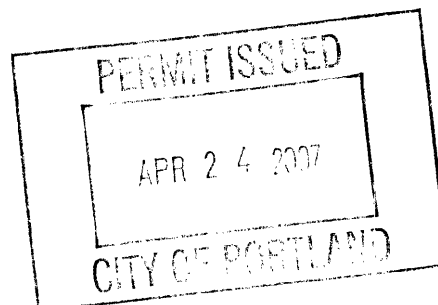
Proposed Use: Single Family Home - Consturct a 10' x 12' Deck, remove existing picture window, add 2-8 door & smaller window	Proposed Project Description: Consturct a 10' x 12' Deck, remove existing picture window, add 2-8 door & smaller window
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/04/2007**Note:** **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 04/13/2007**Note:** **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.





General Building Permit Application

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.

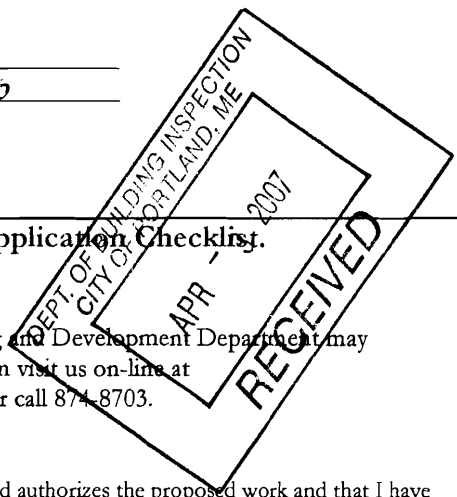
Location/Address of Construction: <u>315 Ludlow</u>		
Total Square Footage of Proposed Structure <u>132 with steps</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>286</u> Block# <u>D</u> Lot# <u>2</u>	Owner: <u>315 Ludlow St. Grace Braley</u>	Telephone: <u>774-1995</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Jeff Moesel Moesel Builders 40 Birch Forest Dr. Standish ME 838-7786</u>	Cost Of Work: \$ <u>3600 -</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>single family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>sunroom</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Construct 10x12 deck off Dining room Remove existing picture window, Add 2-8 door & smaller window</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Jeff Moesel</u>		
Mailing address: _____ Phone: <u>838-7786</u>		

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, 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: <u>Jeff Moesel</u>	Date: <u>4/3/07</u>
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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	286 D002001
Location	315 LUDLOW ST
Land Use	SINGLE FAMILY
Owner Address	BRALEY GRACE 315 LUDLOW ST PORTLAND ME 04102
Book/Page	24779/246
Legal	286-D-2 LUDLOW ST 313 <u>7500 SF</u>

Current Assessed Valuation

Land	Building	Total
\$63,900	\$160,000	\$223,900

Property Information

Year Built 1965	Style Garrison	Story Height 2	Sq. Ft. 1395	Total Acres 0.172		
Bedrooms 3	Full Baths 1	Half Baths 1	Total Rooms 6	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 01/23/2007	Type LAND + BLDING	Price \$258,175	Book/Page 24779-246
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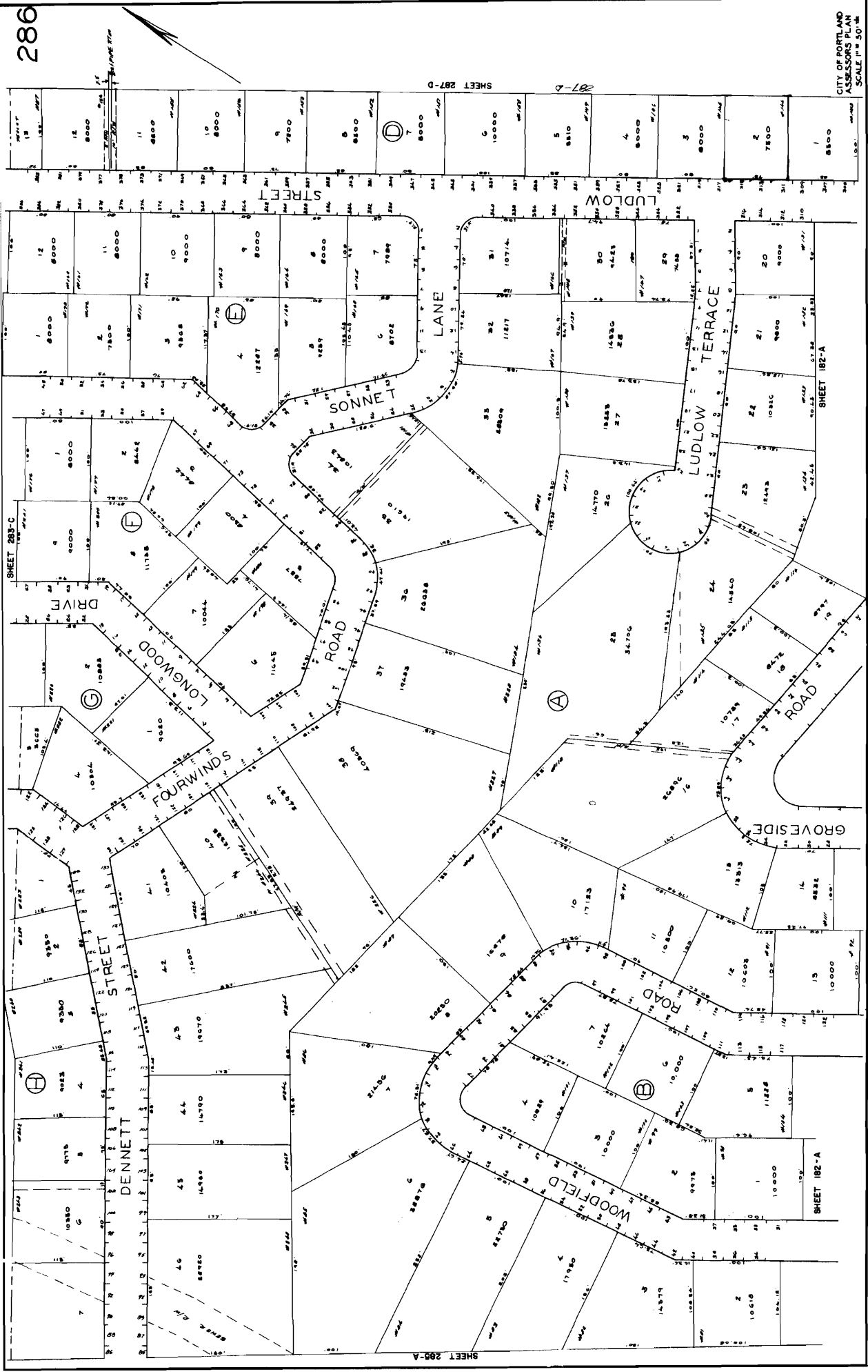
Picture and Sketch

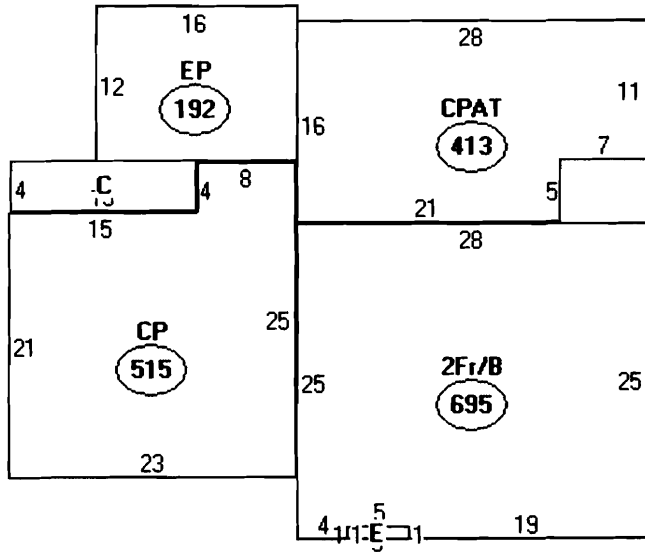
Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

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
695 sqft
- B: CP
515 sqft
- C: FLUB
60 sqft
- D: CPAT
413 sqft
- E: FOH
5 sqft
- F: EP
192 sqft

695
515
60
413
5
192

1880
120 10x12
2000 + stairs

ok

$7500' \times 35' = 2625' \text{ max lot cov.}$



Grace Brakley
315 Ludlow St.
Portland 774-1495

Construct deck &
Door off dining room

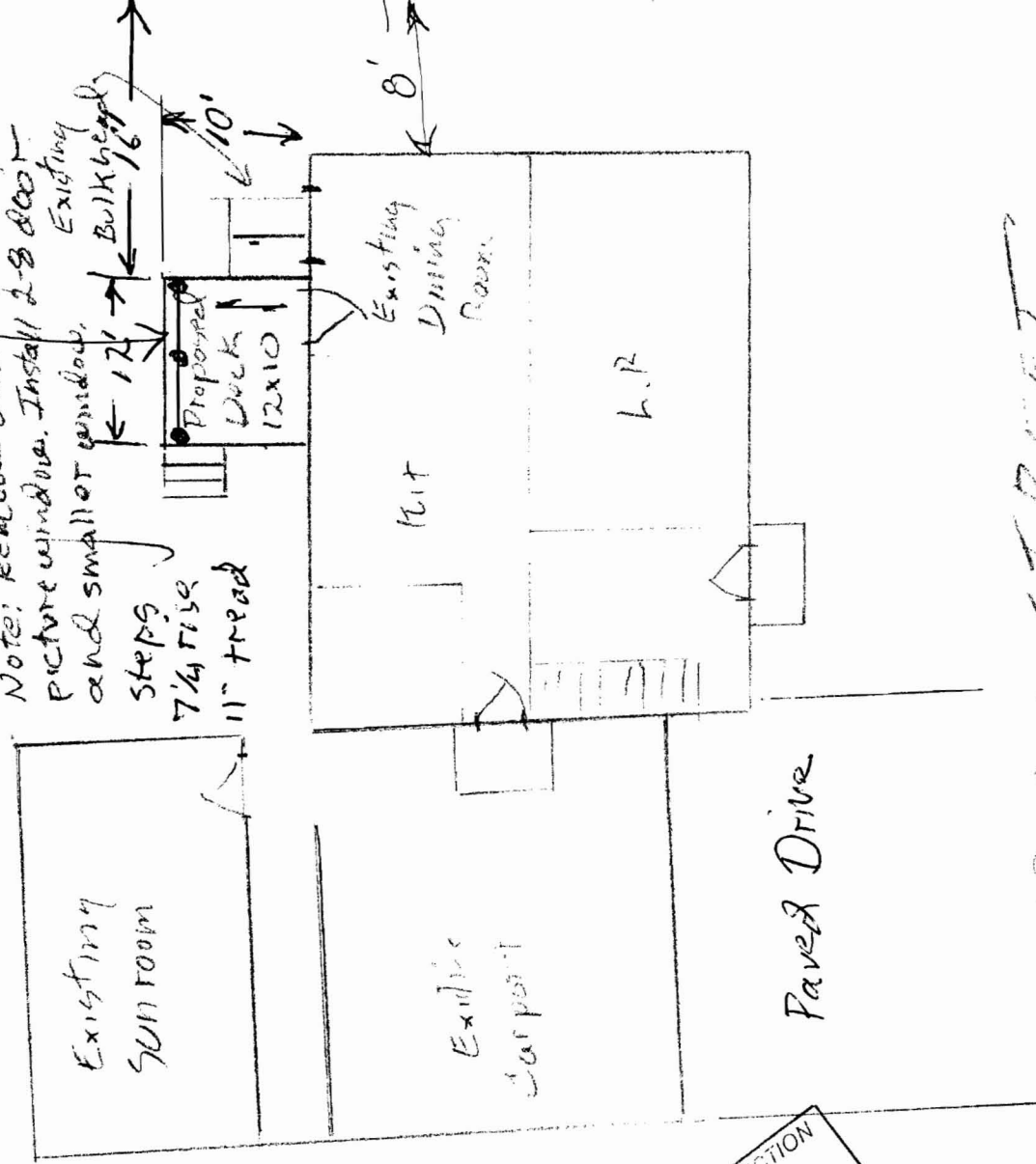
4/4/07

Spoke to Jeff
Moesel about
getting me a
FAN SEWER
We will make
the same work

area 8' to Ann
Existing fence
between pots

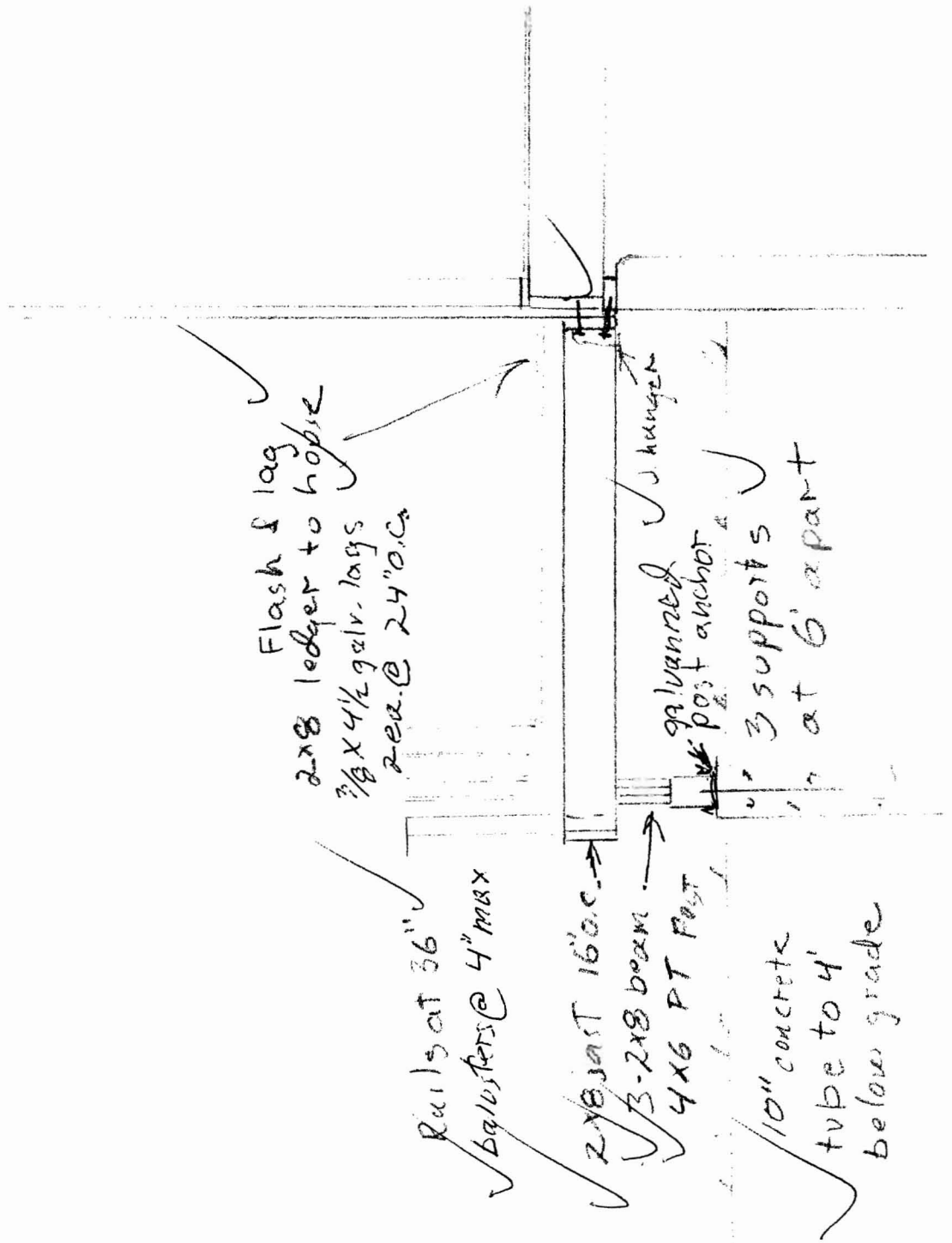
1 to Jeff
2 to Jeff
4/4/07

Note: Remove existing dining room
picture window. Install 2-8 door
and smaller window.
Existing Bulkhead
steps
7/4 rise
11" tread



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
APR - 3 2007
RECEIVED

Braley
 ST
 1-1995
 Construct 10x12 deck
 & door off Dining room



DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 APR - 3 2007
 RECEIVED