

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 080446

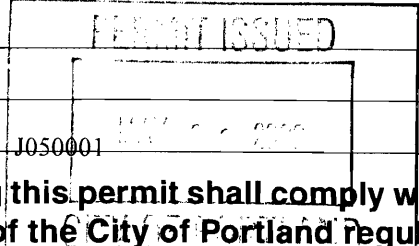
Please Read Application And Notes, If Any, Attached

This is to certify that RYAN THOMAS & DONN MITS

has permission to Addition of Bi-Level Deck 12'x12' Deck

AT 147 LYNN ST

332 J050001



provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this 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.

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 started or occupied. **FOUR 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

5/27/08 
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

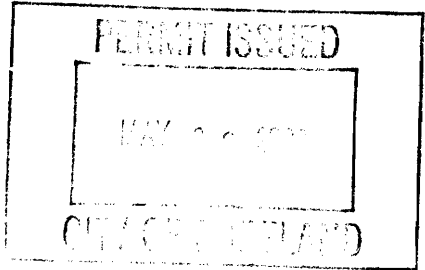
Permit No: 08-0446	Issue Date: 5/27/08	CBL: E337-D-1 332 J050001
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Location of Construction: 147 LYNN ST	Owner Name: RYAN THOMAS & DONNA M JT	Owner Address: 147 LYNN ST	Phone: 878-3431
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-2

Past Use: Single Family Home	Proposed Use: Single Family Home - Addition of Bi-Level Deck and 12'x12' Shed.	Permit Fee: \$50.00	Cost of Work: \$2,850.00	CEO District: 5	11,798
Proposed Project Description: Addition of Bi-Level Deck and 12'x12' Shed.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-2 Type: SB IRC-2003	
		Signature: _____		Signature: 5/27/08 CW	
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: lmd	Date Applied For: 05/02/2008	Zoning Approval			
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <i>using 14-428</i> <input type="checkbox"/> Wetland <i>to allow bear</i> <i>bt reduction to NO</i> <input type="checkbox"/> Flood Zone <i>less than 12'</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>5/27/08</i>	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <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: <i>9</i>
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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	

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

 X **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**


 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

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.



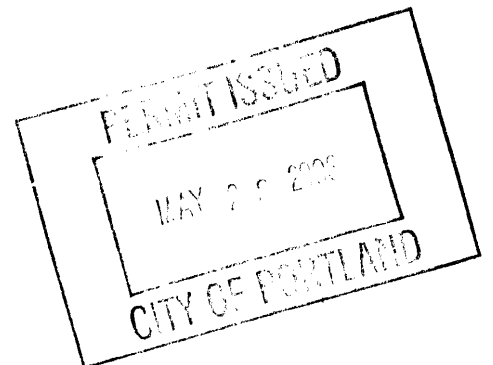
Signature of Applicant/Designee

 28 MAY 08
Date



Signature of Inspections Official

 5.28.08
Date



City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0446	Date Applied For: 05/02/2008	CBL: 332 J050001
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Location of Construction: 147 LYNN ST	Owner Name: RYAN THOMAS & DONNA M JT	Owner Address: 147 LYNN ST	Phone: () 878-3431
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Addition of Bi-Level Deck and 12'x12' Shed.	Proposed Project Description: Addition of Bi-Level Deck and 12'x12' Shed.
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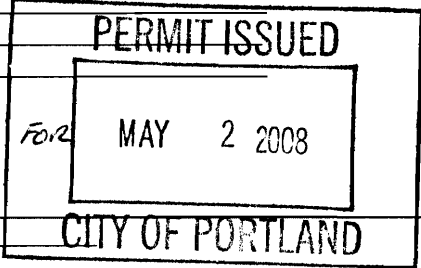
Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 05/12/2008	Ok to Issue: <input type="checkbox"/>
Note:				
Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 05/27/2008	Ok to Issue: <input checked="" type="checkbox"/>
Note: Need more info. Cross-sect., hanger details sonotube layout Noted as sq'r's on plan CSH 5/27				
1) Fastener schedule per the IRC 2003				
2) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.				
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) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.				

Comments:
5/9/2008-mes: spoke to the owner - the rear yard reduction allowance does not work with the plot plan layout - the owner will get me a new plan showing the shed inward or removed from the plans - will wait
5/12/2008-mes: I received a fax from the owner showing a new plot plan and the new placement of the shed - the reduction of the rear property line now meets Section 14-428.



General Building Permit Application

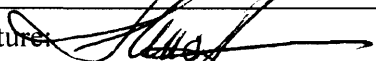
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>147 LYNN STREET</u>		
Total Square Footage of Proposed Structure/Area <u>144 SQ'</u> <u>(TOTAL OF BOTH DECKS) 320 SQ' DECK / SHED</u>		Square Footage of Lot <u>6550 SQ'</u>
Tax Assessor's Chart, Block & Lot Chart# <u>332</u> Block# <u>J</u> Lot# <u>050</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>THOMAS RYAN</u> Address <u>147 LYNN STREET</u> City, State & Zip <u>PORTLAND, ME. 04103</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2850⁰⁰ - 3000⁰⁰</u> C of O Fee: \$ _____ Total Fee: \$ <u>50⁰⁰</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY HOME</u> If vacant, what was the previous use? Proposed Specific use: <u>OUTDOOR DECK / SHED</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>CONSTRUCT BI-LEVEL DECK & SHED AT HOME FOR PERSONAL USE</u>		
Contractor's name: <u>SELF / THOMAS RYAN</u> Address: <u>SAME</u> City, State & Zip <u>SAME</u>		
Who should we contact when the permit is ready: <u>THOMAS RYAN</u>		
Mailing address: <u>SAME</u>		
Telephone: <u>828-9400</u> Telephone: <u>878-3431</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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:  Date: 1 MAY 2008

This is not a permit; you may not commence ANY work until the permit is issue

Most Current PLAN

INSPECTION OF

I HEREBY CERTIFY TO OLD FOR
TITLE CO. PEOPLES HERITAGE
SAVINGS AND ITS TITLE INSURER

Inspection Date: 01-19-96

Scale: 1" = 30'

The monumentation is in harmony with current deed description.

The building setbacks are in conformity with town zoning requirements.

The dwelling does not appear to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

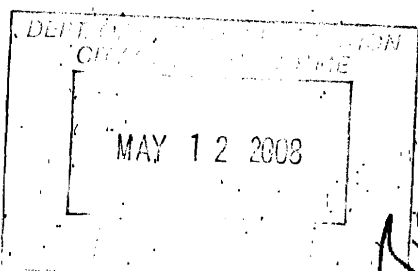
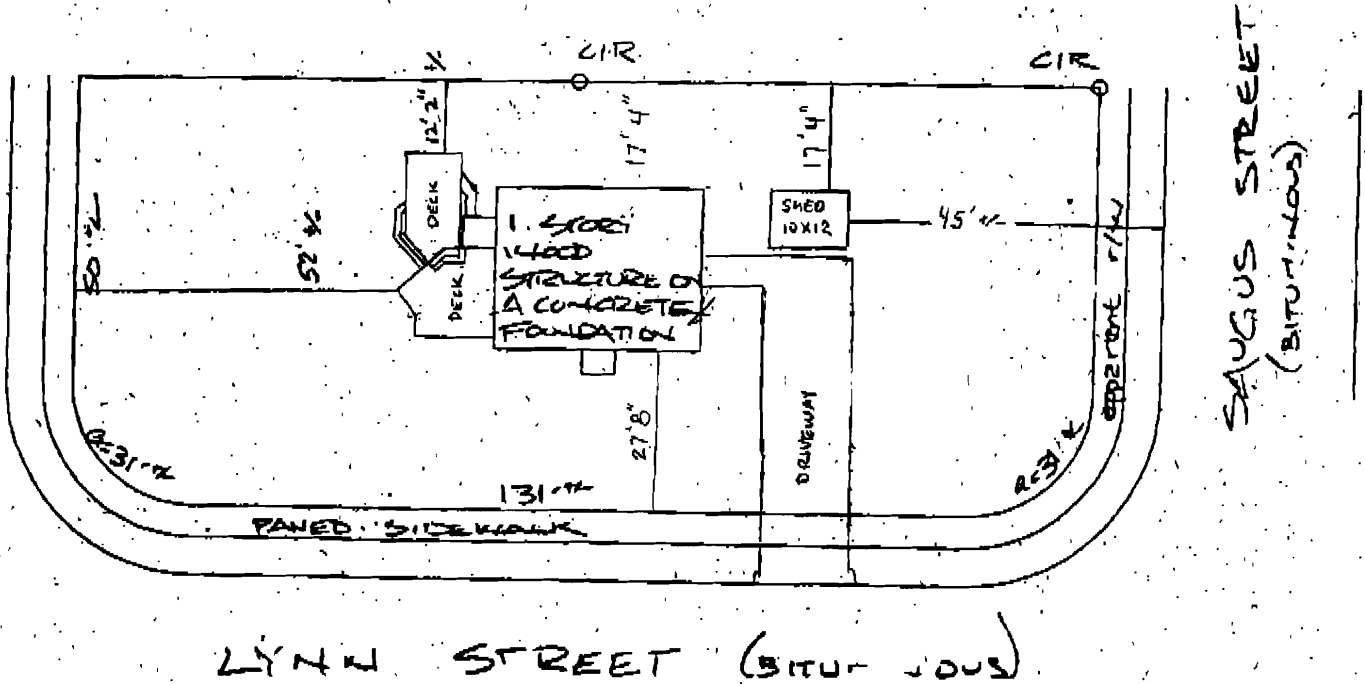
The land does not appear to fall within the special flood hazard zone as indicated on community-panel # 220051 007B

BUYERS:

JOHNS & DONNA M
YON

SELLERS:

ARLES & LAURIE
ZANSKY



[Handwritten signature]

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN.

THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ADJUTING DEEDS.

BRUCER BOWMAN, INC.
178 Gray Road
Cumberland, Maine 04221
Phone: (207) 549-3822
Fax: (207) 521-1522

PLAN BOOK _____ PAGE _____ DT _____

DEED BOOK _____ DATE _____ COUNTY _____

THIS PLAN IS NOT FOR RECORDING Drawn by: *[Signature]*

Sec. 14-428. Corner lots.

R-2 Zone

In case a dwelling house has its front yard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all yards required if the front yard were faced on the short side of the lot.

(Code 1968, § 602.19.G)

Lynn St

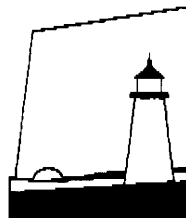
Existing facing long side- aggregate of yards		Required setbacks if facing on short side	
Front yard	27.67 feet	Front yard	25 feet
Rear yard	12.167 feet	Rear yard	25 feet
Side yard -rt	50' feet	Side yard -rt	12.167 feet
Side yard -lft	45 feet	Side yard -lft	27.67 feet
TOTALS 134.837 feet		is greater than 89.037 feet	

ok to reduce rear yard to no less than 12' - 12'2" show

bob ludwig's gateway mastering

428 Cumberland Ave., Portland, Maine 04101

FAX



Date: 12 May 2008

Number of pages including cover sheet: 2

To:

Marge S.

Phone: 874-8695

Fax: 874-8716

From:

Tom Ryan

Gateway Mastering Studios

428 Cumberland Ave.

Portland, Maine 04101

Phone: (207) 828-9400

Fax: (207) 828-9405

Remarks:

Hello Marge,

Here is the revised plot plan including the new placement of the shed. I've opted to move it to the other side of the house, just past the driveway. Please let me know if this will be satisfactory.

If you have any questions, give me a call.

Best regards,

MAY 12 2008

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	332 J050001
Location	147 LYNN ST
Land Use	SINGLE FAMILY
Owner Address	RYAN THOMAS & DONNA M JTS 147 LYNN ST PORTLAND ME 04103
Book/Page	12460/266
Legal	332-J-50 337-D-1 SAUGUS ST LYNN ST 11798 SF

Current Assessed Valuation

Land	Building	Total
\$67,000	\$138,500	\$205,500

Property Information

Year Built 1990	Style Cape	Story Height 2	Sq. Ft. 1768	Total Acres 0.271	
Bedrooms 4	Full Baths 1	Half Baths 1	Total Rooms 7	Attic None	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
04/22/1996	LAND + BLDING	\$106,000	12460-266
12/06/1994	LAND + BLDING		11738-344

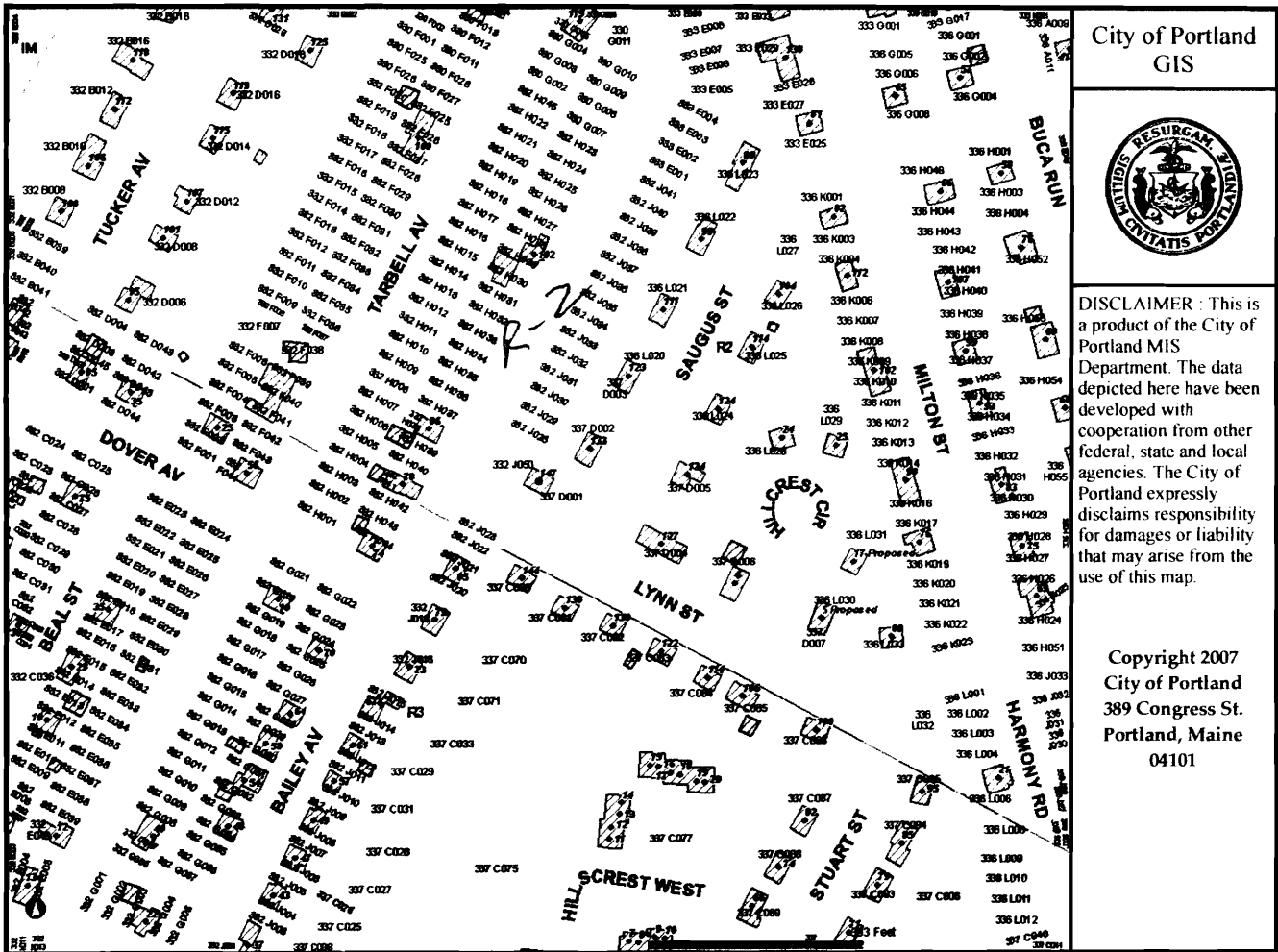
Picture and Sketch

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!

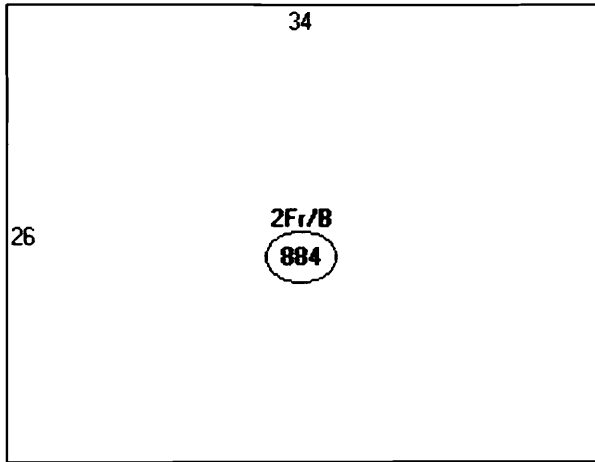


City of Portland
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007
City of Portland
389 Congress St.
Portland, Maine
04101



Descriptor/Area

A: 2Fr/B
884 sqft

884

144 12x12 shed

245 = 14x17.5

192 = 12x16

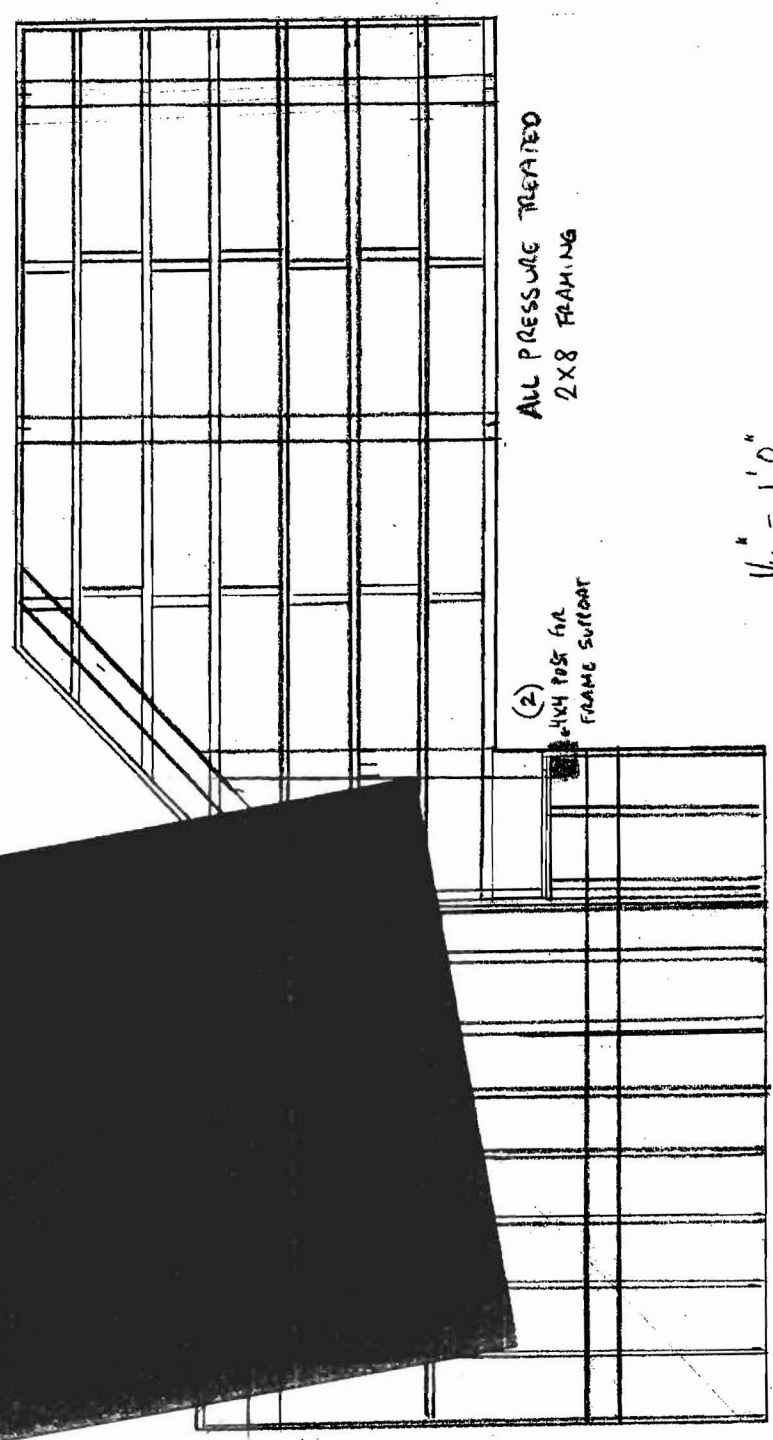
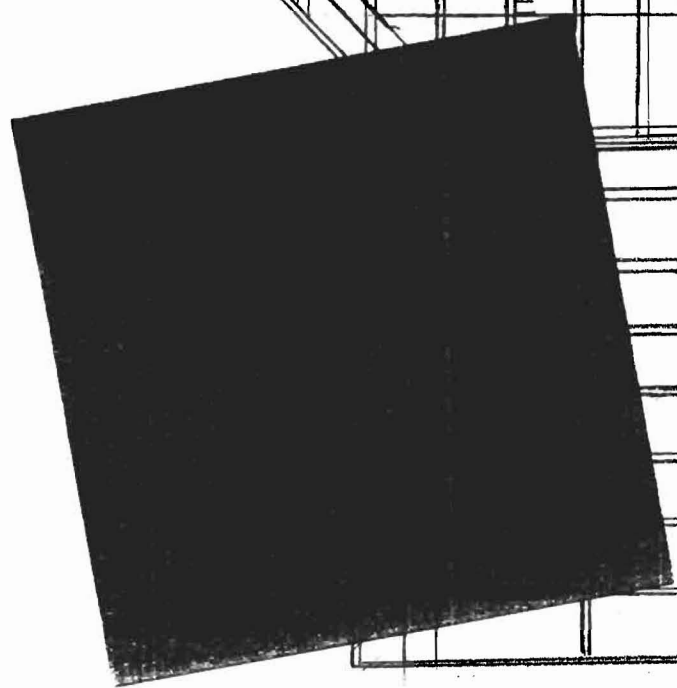
~~1465~~

$$11798 \times 20\% =$$

2359.6 # max cov,

5/22/08
yes per
youwen

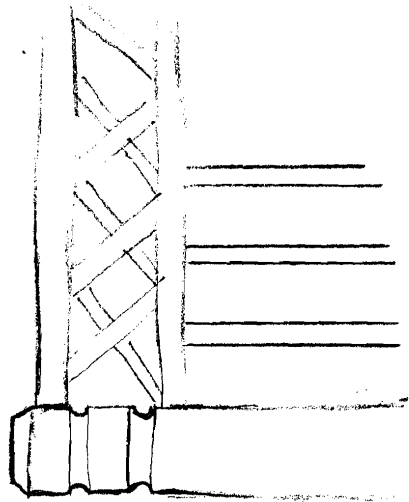
- Joist Ampere
- Frost Protection (sno to be layout)
- Frost ON Plan B concrete pad
- Ballasted Handrail height
- 4 max concrete details
- cross section



1/4" = 1'0"

FRAMING DETAIL

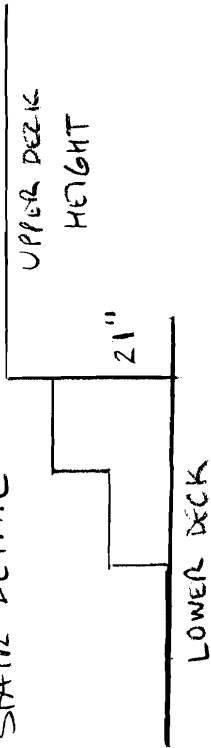
NOT TO SCALE



6" o/c

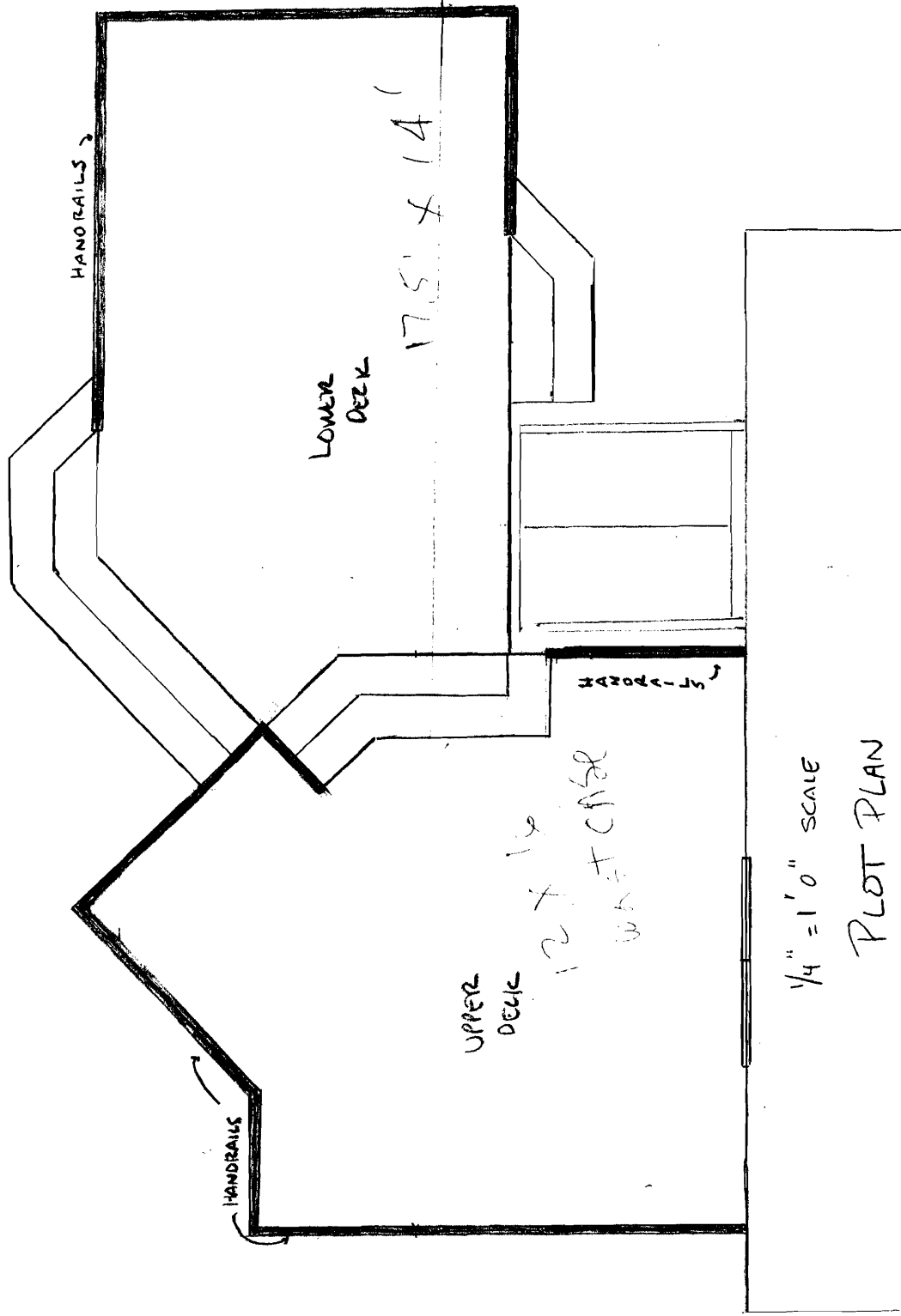
1/2" = 1' 0" SCALE

STAIR DETAIL



STAIR DETAILS

RISE 7"
 RUN 12"
 BALUSTER SPACING APPROX 6" o/c
 HANDRAIL HEIGHT 36" A.F.F.



1/4" = 1' 0" SCALE

PLOT PLAN

80/25
Sawtubes
= 85
48"

