

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

Please Read Application And Notes, If Any, Attached

## BUILDING INSPECTION PERMIT

Permit Number: 061514  
**PERMIT ISSUED**  
NOV 17 2006  
CITY OF PORTLAND

This is to certify that Todd Reynolds/property owner

has permission to 7 x 10 ft shed

AT 439 ST JOHN ST

066A F018001

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.

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 used or service is closed-in. 4  
OUR NOTICES 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

*[Handwritten Signature]*  
10/01/06  
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: 06-1514	Issue Date:	CBL: 066A F018001
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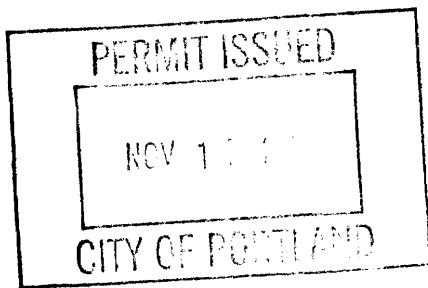
Location of Construction: 439 ST JOHN ST	Owner Name: Todd Reynolds	Owner Address: 439 ST JOHN ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	Zone: R-5

Past Use: Residential 2 unit	Proposed Use: Residential 2 unit 8 x 10 ft shed	Permit Fee: \$30.00	Cost of Work: \$350.00	CEO District: 3
Proposed Project Description: 8 x 10 ft shed legal use: 2 family dwelling Per owner 10/27/06		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION: Use Group: R-2/0 Type: GB City Ordinance / IRC Signature: <i>[Signature]</i>	
		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: 10/16/2006	<b>Zoning Approval</b>
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- 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..

<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: <i>10/27/06</i>	<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 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>[Signature]</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.

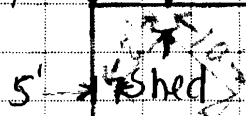
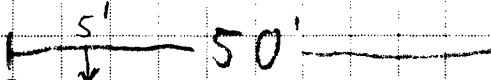
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

~~SUBMITTAL~~  
~~GENERAL CONTRACTOR~~  
~~CONTRACT~~

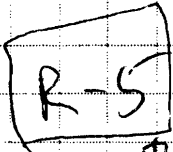
JOB 439 St. John St.  
SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE 1/4" = 5'

Shed will be on Blocks  
Stick Framed

4' x 8' x 8'-4" tall



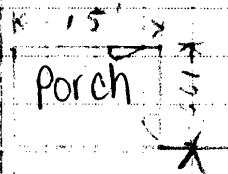
Yard



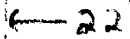
2 100# (80# shown)  
REAR: 5' min Req  
5' Show

Side: 5' min Req  
5' Show

Front: N/A



House



Driveway

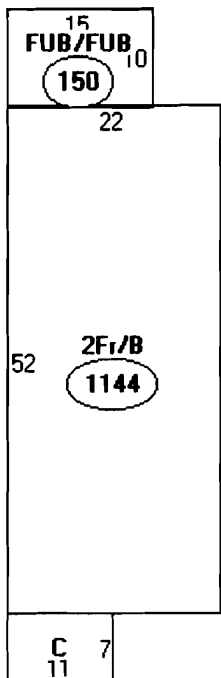
Stone/Gravel



130'



St. John St



Descriptor/Area

A: 2Fr/B  
1144 sqft

B: FUB/FUB  
150 sqft

C: OFF  
77 sqft

5800 x 40% = 2320  $\phi$   
MAX COV.

21  
1144  
150  
77  
80

OK

2x10

1451  $\phi$



# 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>439 St. John St.</u>		
Total Square Footage of Proposed Structure <u>70 80 sq</u>		Square Footage of Lot <u>≈ 6500</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>Cele      AF      018</u>	Owner: <u>Todd Reynolds / Karen Heery</u>	Telephone: <u>712-6843</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Todd Reynolds</u> <u>439 St. John St.</u> <u>Portland ME 04102</u> <u>712-6843</u>	Cost Of Work: \$ <u>350</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>Storage: lawn mowers etc.</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>PER Todd Reynolds</u> <u>10/27/06</u>		
Project description: <u>8' x 10' x 8'-4" Tall Stick Framed shed</u> <u>Resting on 4 8" x 16" concrete Sinder Blocks</u> <u>@ The Corners</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>Todd Reynolds</u>		
Mailing address: <u>439 St. John St</u> <u>Portland ME 04102</u>		
Phone: <u>712-6843</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](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: <u>Todd Reynolds</u>	Date: <u>9/26/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

# 278



\*0599900\*

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RETTD

MAINE REVENUE SERVICES  
REAL ESTATE TRANSFER TAX  
DECLARATION

TITLE 36, M.R.S.A. SECTIONS 4641-4641N

PLEASE TYPE OR PRINT CLEARLY

DO NOT USE RED INK!

1. COUNTY  
CUMBERLAND

2. MUNICIPALITY/TOWNSHIP  
PORTLAND

BOOK/PAGE--REGISTRY USE ONLY

3. GRANTEE/ PURCHASER	3a) Name (LAST, FIRST, MI) REYNOLDS, TODD	3b) SSN or Federal ID [REDACTED]
	3c) Name (LAST, FIRST, MI) HEERY, KAREN	3d) SSN or Federal ID [REDACTED]
	3e) Mailing Address 56 FEDERAL STREET APT 1	
	3f) City PORTLAND	3g) State ME
		3h) Zip Code 04101

4. GRANTOR/ SELLER	4a) Name (LAST, FIRST, MI) WINSLOW, CARLETON	4b) SSN or Federal ID [REDACTED]
	4c) Name (LAST, FIRST, MI)	4d) SSN or Federal ID
	4e) Mailing Address 51A BURNHAM STREET	
	4f) City PORTLAND	4g) State ME
		4h) Zip Code 04102

5. PROPERTY	5a) Map 66A - Block F - Lot 18 - Sub-Lot	Check any that apply: <input type="checkbox"/> No tax maps exist <input type="checkbox"/> Multiple parcels <input type="checkbox"/> Portion of parcel	5b) Type of property—Enter the code number that best describes the property being sold. (See instructions)
	5c) Physical Location 439 ST JOHN STREET		5d) Acreage:

6. TRANSFER TAX	6a) Purchase Price (if the transfer is a gift, enter "0")	6a \$ [REDACTED] .00
	6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value)	6b \$ [REDACTED] .00
	6c) Exemption claim - <input type="checkbox"/> Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.	

7. DATE OF TRANSFER (MM-DD-YYYY)  
08-02-2006  
MONTH DAY YEAR

8. WARNING TO BUYER—If the property is classified as Farmland, Open Space or Tree Growth, a Substantial financial penalty could be triggered by development, subdivision, partition or change in use.  CLASSIFIED

9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain:

10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because:  
 Seller has qualified as a Maine resident  
 A waiver has been received from the State Tax Assessor  
 Consideration for the property is less than \$50,000

11. OATH  
Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:  
Grantee: Todd Reynolds Date: 8/2/06 Grantor: \_\_\_\_\_ Date: \_\_\_\_\_  
Grantee: Karen Heery Date: 8/2/06 Grantor: \_\_\_\_\_ Date: \_\_\_\_\_

12. PREPARER  
Name of Preparer: C.H. McLaughlin Title Co. Phone Number: 207-874-0500  
Mailing Address: 70 Center Street Suite 401B E-Mail Address: \_\_\_\_\_  
Portland, ME 04101

<http://www.maine.gov/revenue/propertytax/transfer/transfer.htm>

### WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Carleton Winslow of 51A Burnham Street Portland, ME for consideration paid grants to Todd Reynolds and Karen Heery of 56 Federal Street Apt. 1, Portland, Maine with WARRANTY COVENANTS, as joint tenants, the premises in the City of Portland, County of Cumberland and State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said Carleton Winslow has caused this instrument to be signed this 8/02/2006

Carleton Winslow  
Carleton Winslow

[Signature]  
Witness

State of Maine  
County of Cumberland

Then personally appeared before me this 2nd day of August, 2006 the said Carleton Winslow and acknowledged the foregoing to be his/her/their voluntary act and deed.

[Signature]  
Notary Public/Maine Attorney at Law  
Commission Expiration: 12/02/2011  
SCOTT SARAPAS

File Number: 06-1161

**EXHIBIT "A"****LEGAL DESCRIPTION**

A certain lot or parcel of land with the buildings thereon, situated on the southerly side of St. John Street, in the city of Portland, County of Cumberland and State of Maine, and being a part of the Douglass Farm, so-called, and bounded and described as follows:

Beginning on the easterly side of St. John Street at the westerly corner of a lot of land which St. John Smith and John B. Brown conveyed to one L. Rumery by deed dated July 17, 1853;

thence on the northerly line of land now or formerly of said Rumery one hundred sixteen (116) feet, more or less, to the line of land now or formerly of the City of Portland, the course of that line is north seventy-five (75) degrees east;

thence north fifteen (15) degrees west on the easterly line of said Douglass Farm fifty (50) feet to a post;

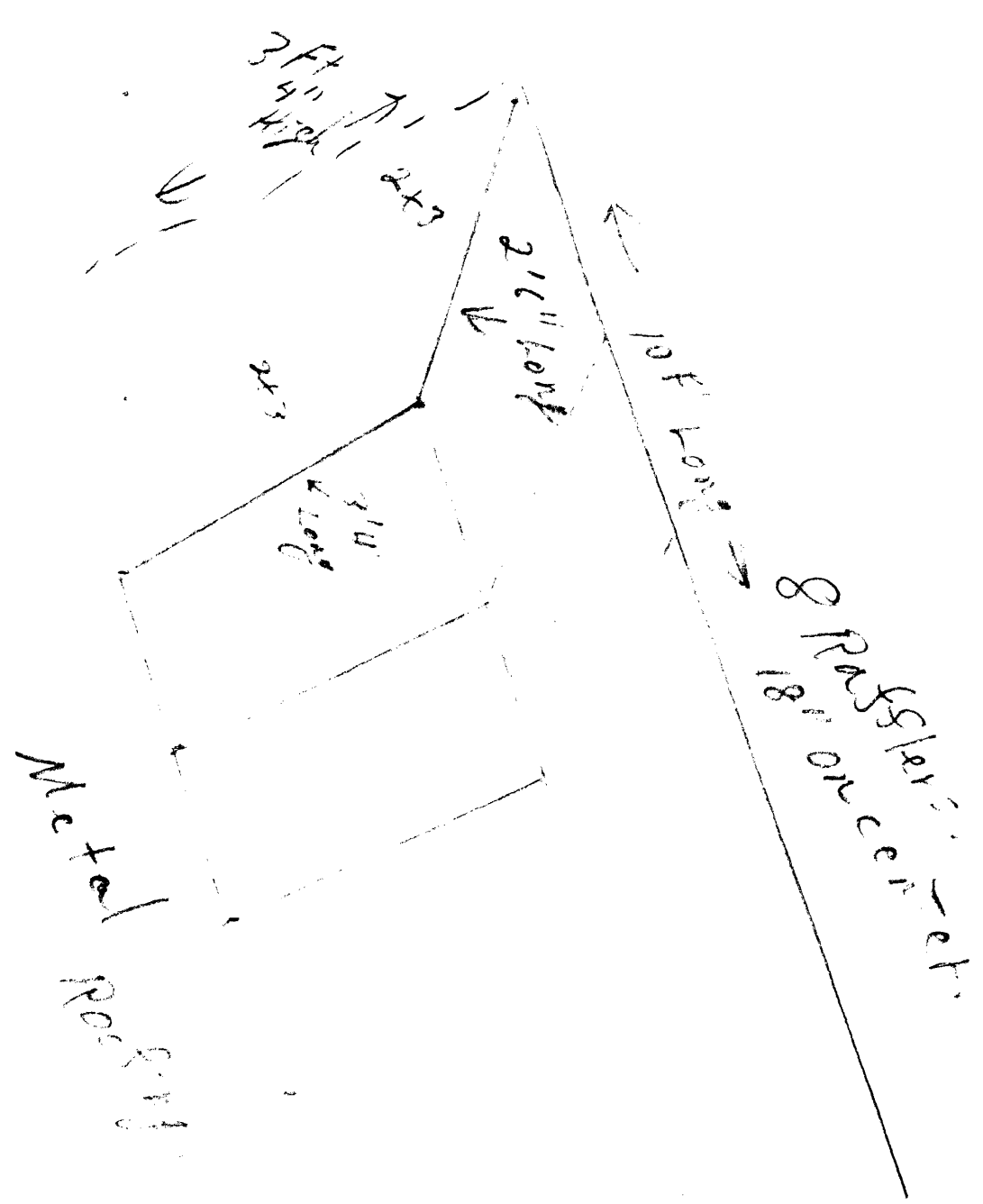
thence south seventy-five (75) degrees west one hundred sixteen (116) feet to a post on St. John Street;

thence south fifteen (15) degrees east on the easterly side of said St. John Street fifty (50) feet to the point of beginning.

Meaning and intending to describe the same premises conveyed to the grantor herein by virtue of a Deed from Elizabeth Orlando dated 9/9/2004 and recorded in the Cumberland County Registry of Deeds in Book 21762, Page 201.

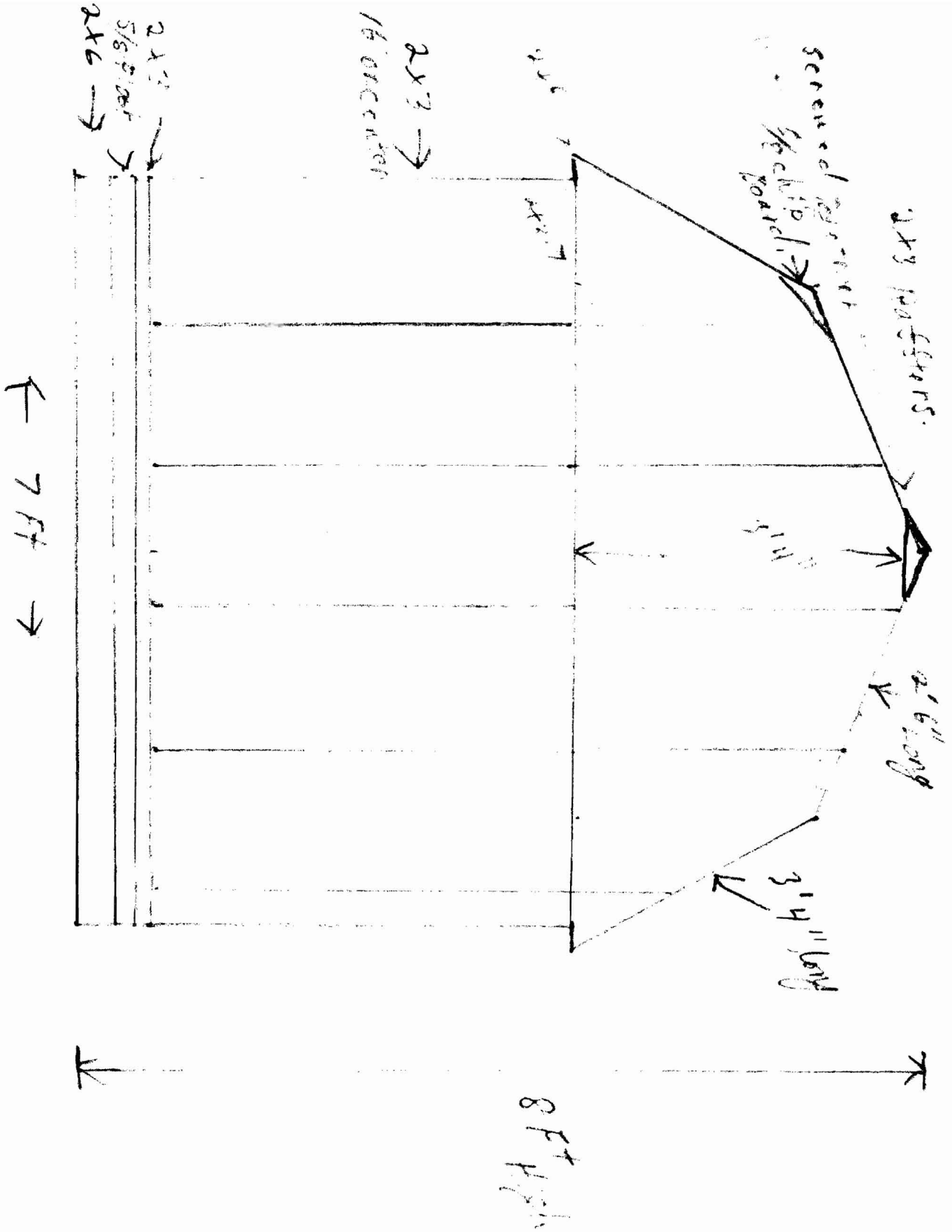


Roof



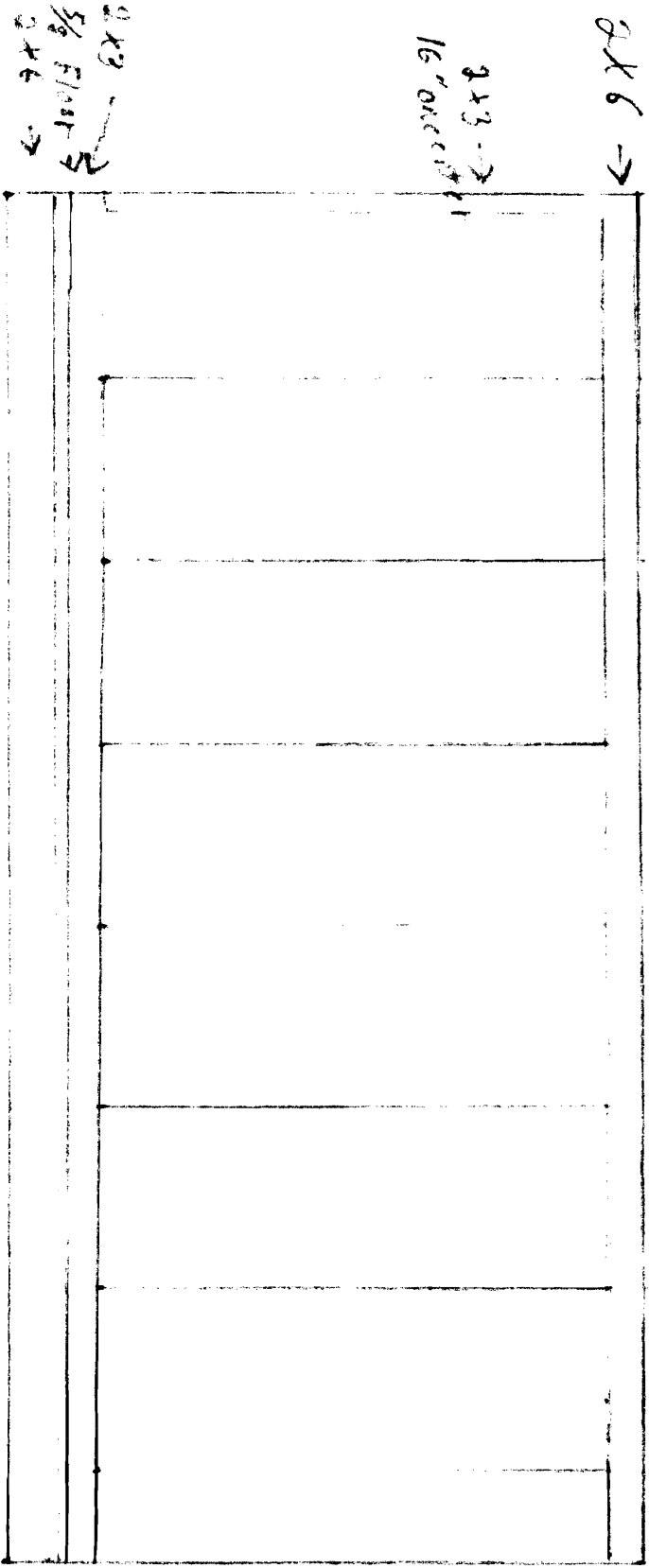


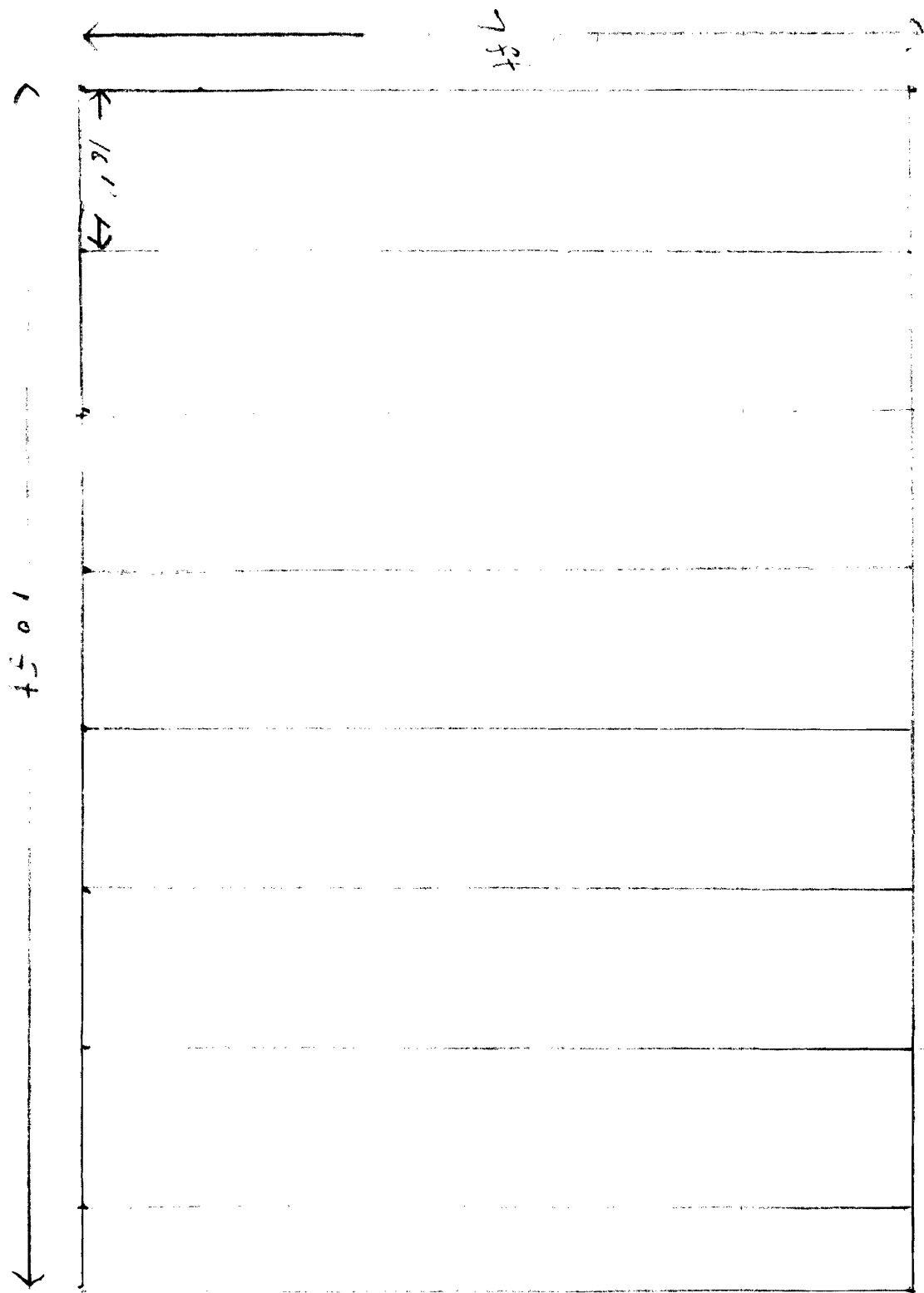
Rear



Sidings

2x3 - 16" on center  
with 2x6 on top.  
Rivets on end.





Floor  
 2x6 Framing  
 5/8 chip board decking  
 5" - 1" spacer