

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 FD18001

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 proceeds before this building or part thereof is started or service closed-in. YOUR 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

[Signature] 10/01/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

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 |
|-----------------------|-------------|----------------------|

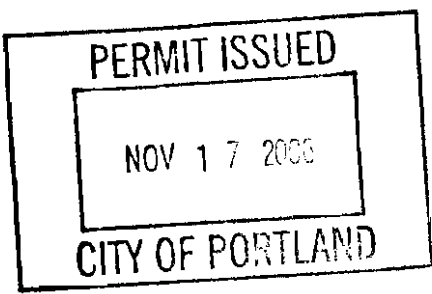
| | | | |
|---|------------------------------------|----------------------------------|--------------|
| Location of Construction: 439 ST JOHN ST | Owner Name: Todd Reynolds | Owner Address: 439 ST JOHN ST | Phone: |
| Business Name: | Contractor Name: property owner | Contractor Address: Portland | 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/u Type: SB 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 | Zoning Approval |
|-----------------------------|---------------------------------|------------------------|

| | | | |
|--|--|--|--|
| 1. This permit application does not 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.. | 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>10/27/06</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: <i>10/27/06</i> | 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: <i>[Signature]</i> |
|--|--|--|--|



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 |
|---|------|-------|

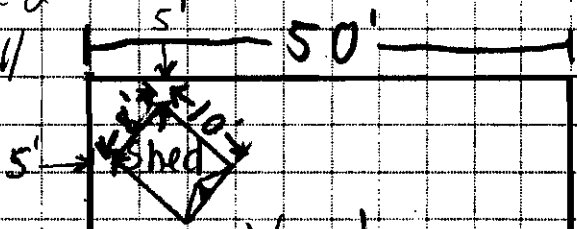
439 St. John St.

JOB _____ SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE $\frac{1}{4}'' = 1'$

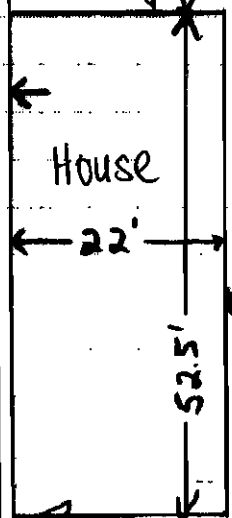
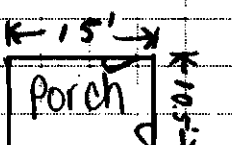
Shed will be on Blocks
Stick Framed
4' x 8' x 8'-4" Tall

R-5

< 100 ft² (80 ft² shown)
REAR: 5' min Req
5' Show
Side: 5' min Req
5' Show
Front: N/A

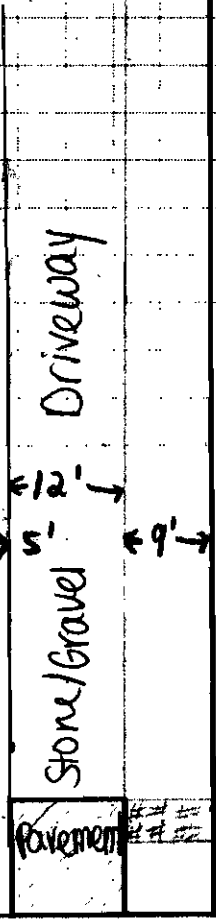


Yard



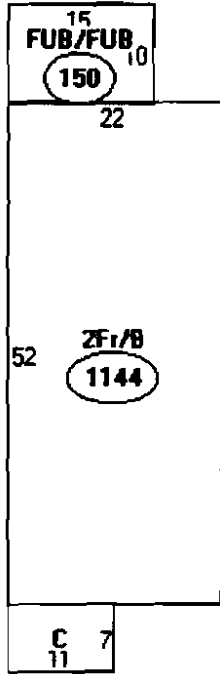
Stoop

Sidewalk



130'

St. John St



Descriptor/Area

- A: 2F1/B
1144 sqft
- B: FUB/FUB
150 sqft
- C: OFF
77 sqft

5800 x 40% = 2320 ϕ
MAX COU.

21
1144
150
77
80 — 2x10

OK

1451 ϕ



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>20 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"x16" 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, 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> |
|--|----------------------|

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

278



00

0599900

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 | | BOOK/PAGE—REGISTRY USE ONLY | |
| 2. MUNICIPALITY/TOWNSHIP PORTLAND | | | |
| 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 Block Lot Sub-Lot 66A - F - 18 - | Check any that apply: <input type="checkbox"/> No tax maps exist <input type="checkbox"/> Multiple parcels <input type="checkbox"/> Portion of parcel | |
| | 5c) Physical Location 439 ST JOHN STREET | 5b) Type of property—Enter the code number that best describes the property being sold. (See instructions) 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. <input type="checkbox"/> 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: <input type="checkbox"/> | | 10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because: <input checked="" type="checkbox"/> Seller has qualified as a Maine resident <input type="checkbox"/> A waiver has been received from the State Tax Assessor <input type="checkbox"/> 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: <u>Todd Reynolds</u> Date: <u>8/2/06</u> Grantor: _____ Date: _____ Grantee: <u>Karen Heery</u> Date: <u>8/2/06</u> Grantor: _____ Date: _____ | | | |
| 12. PREPARER Name of Preparer: C.H. McLaughlin Title Co. Mailing Address: 70 Center Street Suite 401B Portland, ME 04101 | | Phone Number: 207-874-0500 E-Mail Address: _____ | |

<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: 12/01/2011
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;

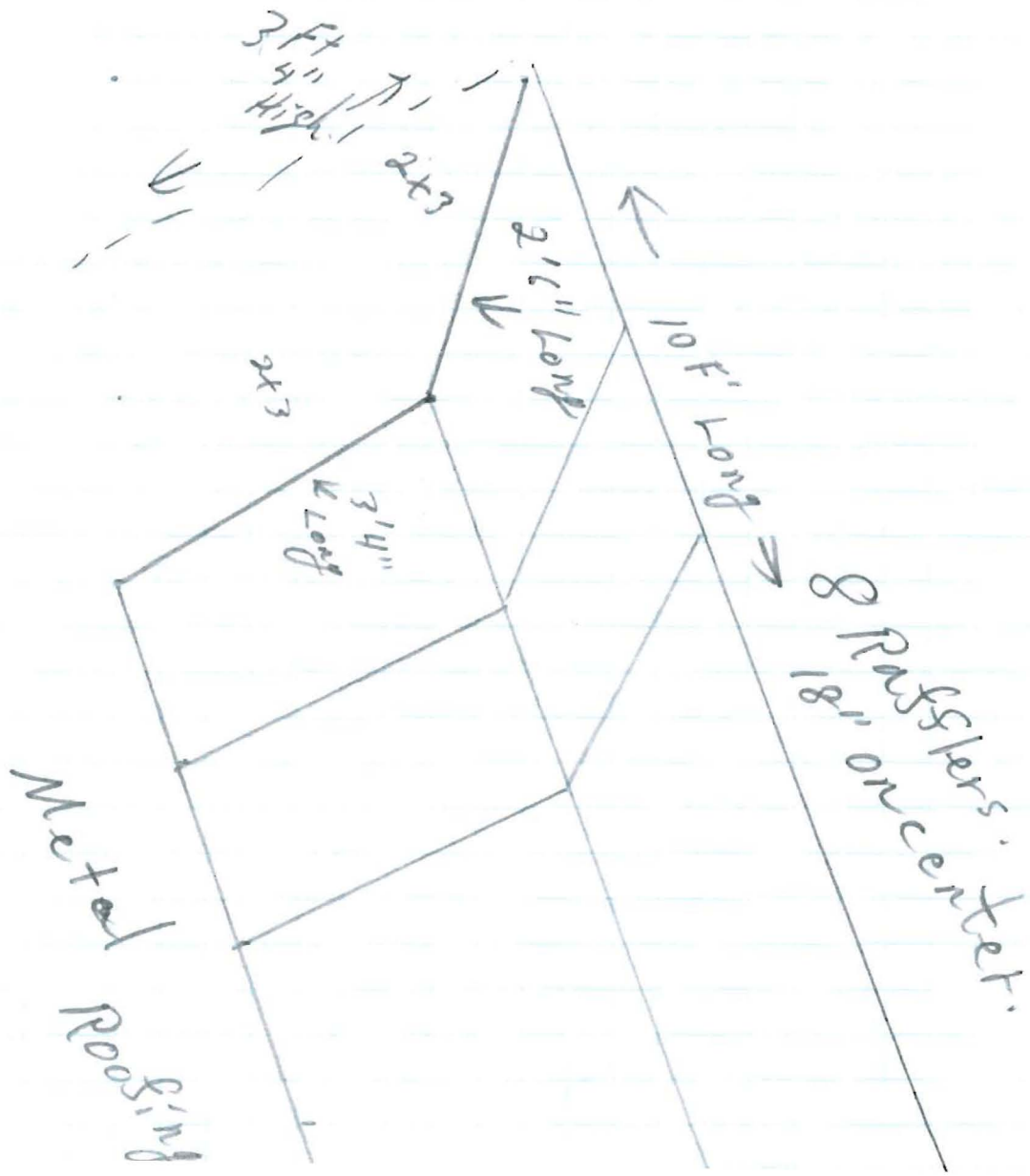
thence on the northerly line of land now or formerly of said Rumery one hundred sixteen (116) feet, more or less, to the line of land now or formerly of the City of Portland, the course of that line is north seventy-five (75) degrees east;

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

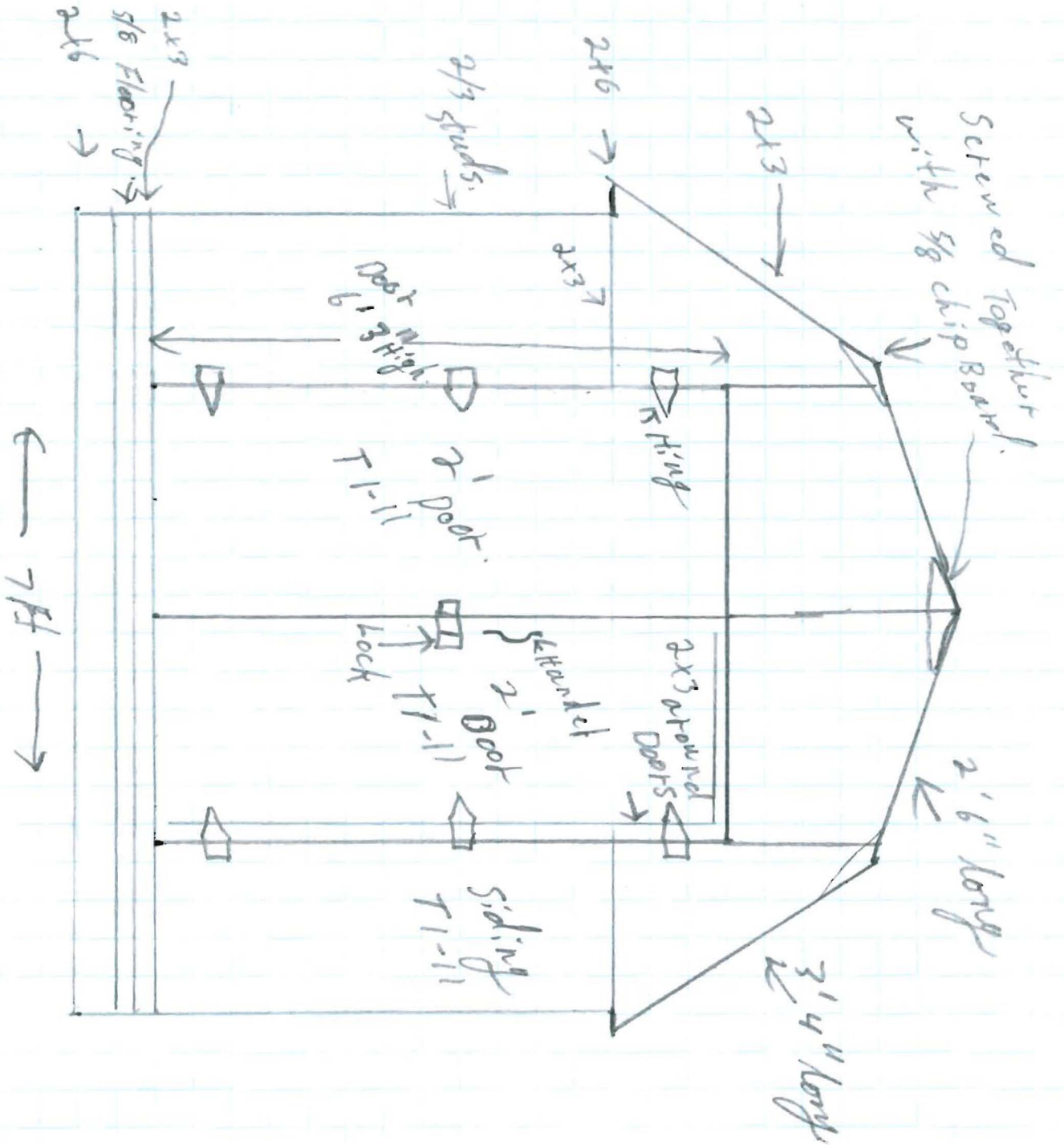
thence south seventy-five (75) degrees west one hundred sixteen (116) feet to a post on St. John Street;

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

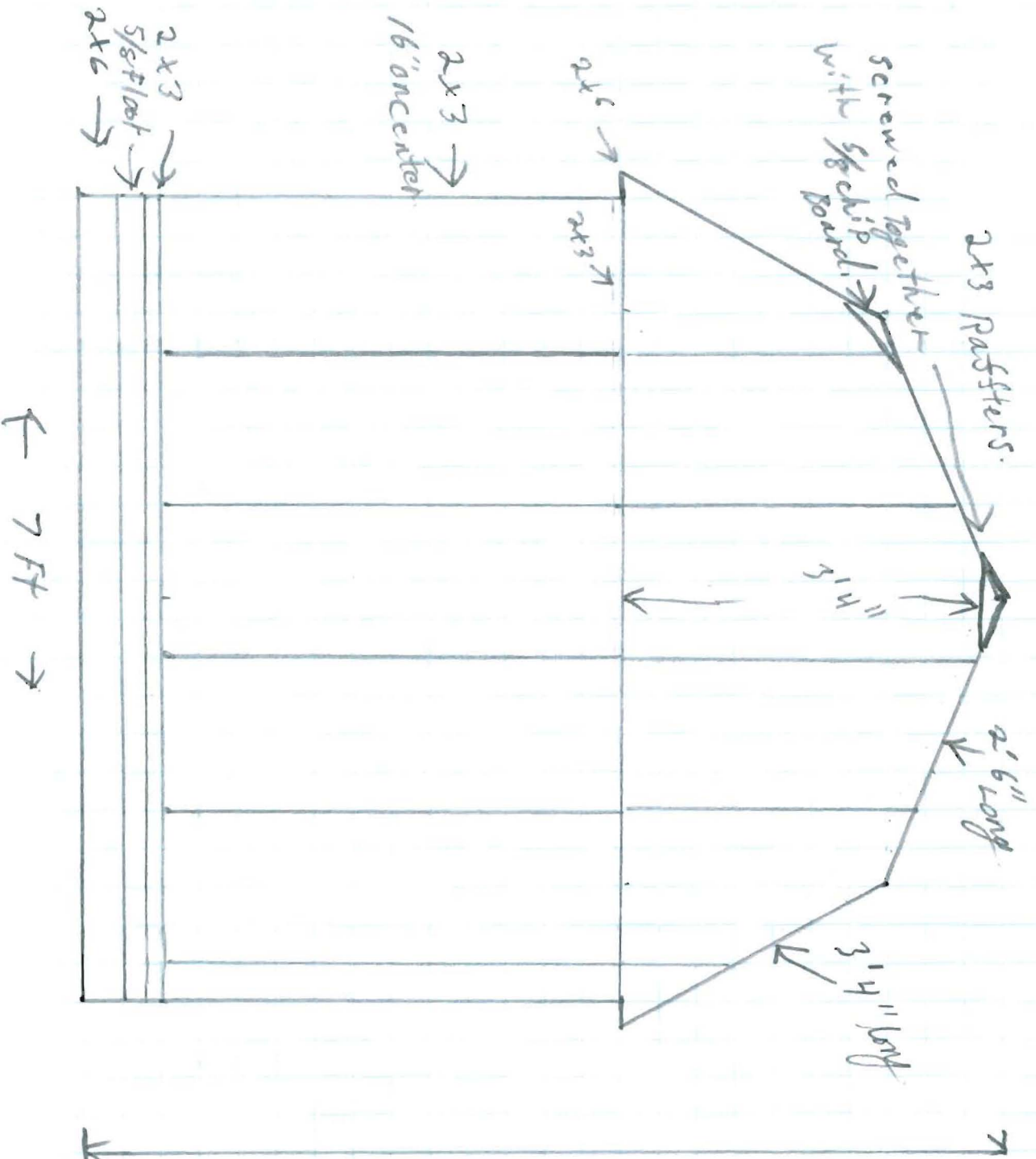
Meaning and intending to describe the same premises conveyed to the grantor herein by virtue of a Deed from Elizabeth Orlando dated 9/9/2004 and recorded in the Cumberland County Registry of Deeds in Book 21762, Page 201.



Roof

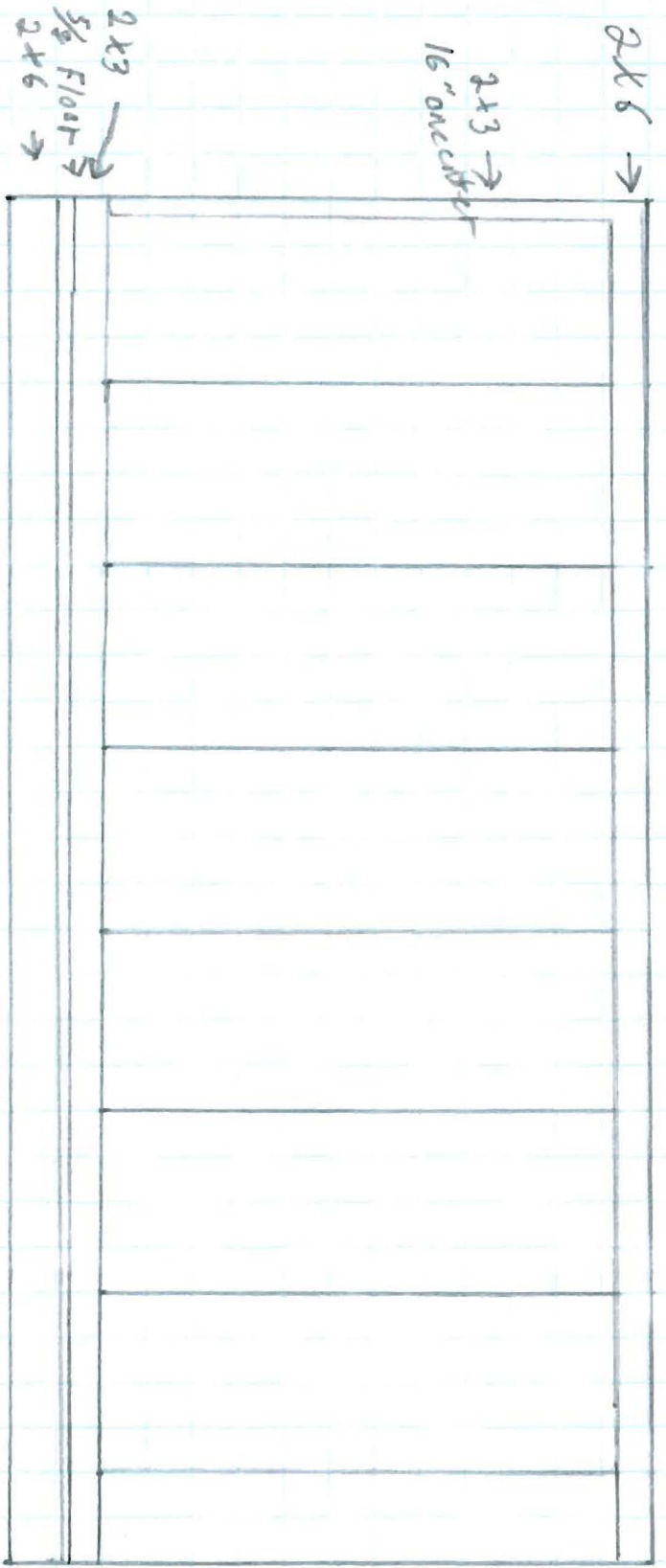


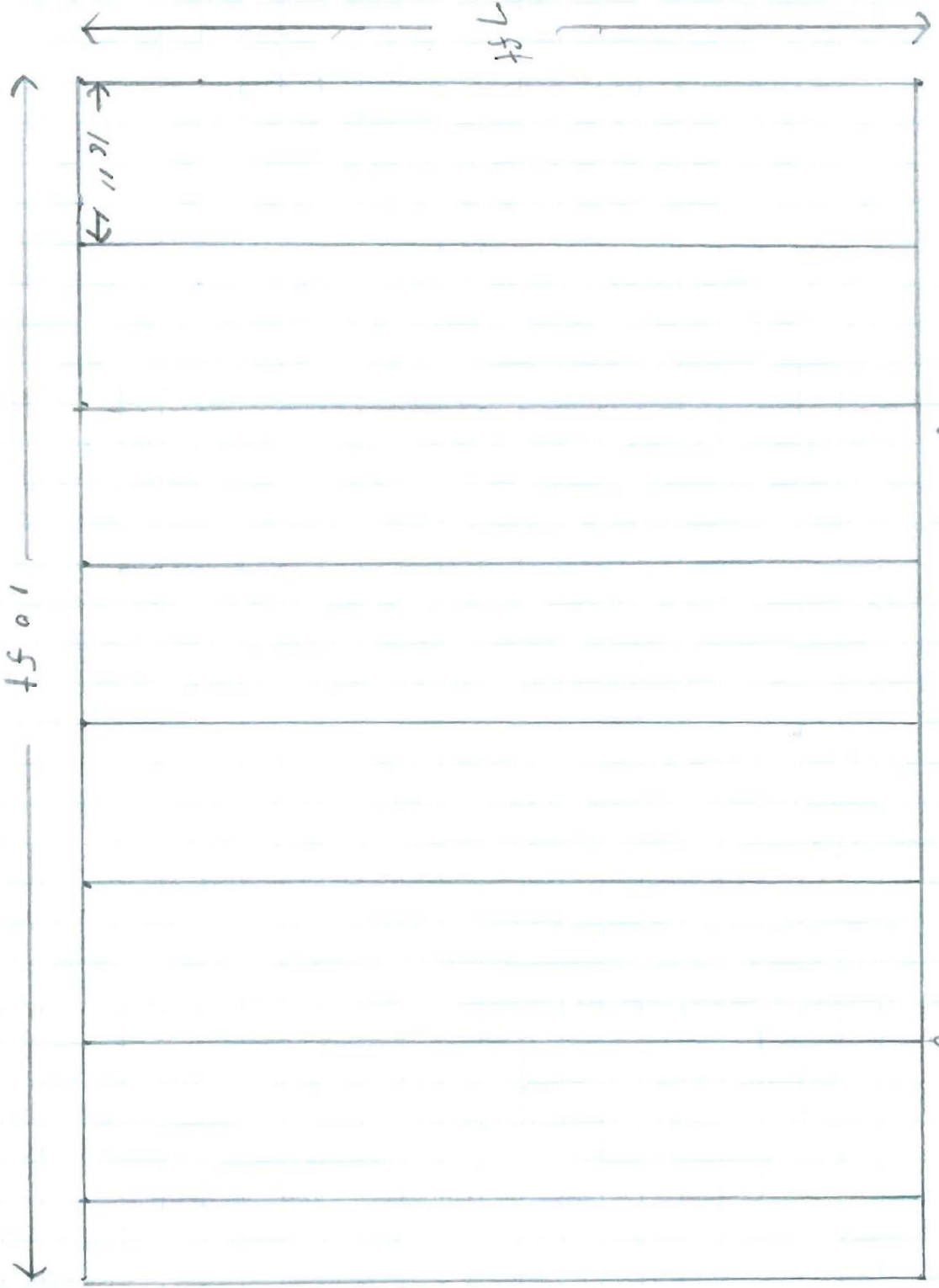
Rear



Siders

2x3 - 16" on center
with 2x6 Flator Top.
Reset Too End.





F 100 t
2x6 Frame 16'' on center
5/8 chip Board Decking

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 | 066A F018001 |
| Location | 439 ST JOHN ST |
| Land Use | TWO FAMILY |
| | |
| Owner Address | WINSLOW CARLETON 439 ST JOHN ST PORTLAND ME 04102 |

| | |
|-----------|---|
| Book/Page | 21762/201 |
| Legal | 66A-F-18 ST JOHN ST 437-439 5800 SF |

Current Assessed Valuation

| | | |
|-------------|-----------------|--------------|
| Land | Building | Total |
| \$86,800 | \$137,500 | \$224,300 |

Property Information

| | | | | | | |
|---------------------------|---------------------------|--------------------------|--------------------------|-----------------------------|-------------------------|--|
| Year Built 1900 | Style Old Style | Story Height 2 | Sq. Ft. 2288 | Total Acres 0.133 | | |
| Bedrooms 4 | Full Baths 2 | Half Baths | Total Rooms 10 | Attic None | Basement Full | |

Outbuildings

| | | | | | |
|-------------|-----------------|-------------------|-------------|--------------|------------------|
| Type | Quantity | Year Built | Size | Grade | Condition |
|-------------|-----------------|-------------------|-------------|--------------|------------------|

Sales Information

| | | | |
|---------------------------|------------------------------|---------------------------|-------------------------------|
| Date 09/09/2004 | Type LAND + BLDING | Price \$136,500 | Book/Page 21762-201 |
|---------------------------|------------------------------|---------------------------|-------------------------------|

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!

City of Portland, Maine - Building or Use Permit

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

| | | |
|------------------------------|--|-----------------------------|
| Permit No: 06-1514 | Date Applied For: 10/16/2006 | CBL: 066A F018001 |
|------------------------------|--|-----------------------------|

| | | | |
|--|---|---|---------------|
| 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 | |

| | |
|---|--|
| Proposed Use: Residential 2 unit 8 x 10 ft shed | Proposed Project Description: 8 x 10 ft shed |
|---|--|

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 10/27/2006

Note: Ok to Issue:

- 1) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) 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: Pending Reviewer: Residential Plan Revie Approval Date:

Note: Ok to Issue:

Comments:

10/27/2006-mes: 10/27/2006 Talked to owner - the shed is 8x10 not 7x10



CITY OF PORTLAND, MAINE
Department of Building Inspections

Oct 16 2006

Received from Todd Reynolds

Location of Work 439 St John St.

Cost of Construction \$ _____

Permit Fee \$ 30

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 666 AF 018

Check #: 078

Total Collected \$ 30

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

Donna

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy