

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read
Application And
Notes, If Any,
Attached

Permit Number: 070804.

2009

091 J007001

This is to certify that CHEEVERS MARIAN R ET AL /Macey

has permission to add 8' x 12' room on top of existing deck

AT 23 PRINCE AVE

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 altered or closed-in.
24 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

Frank L. Macey 01/15/09
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

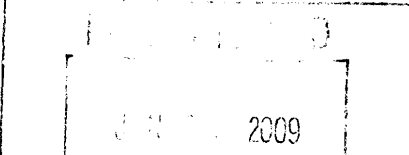
Permit No: 07-0804	Issue Date:	CBL: 091 J007001
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Location of Construction: 23 PRINCE AVE, <i>Peaks Island</i>	Owner Name: CHEEVERS MARIAN R ETAL	Owner Address: 36 MYOPIA RD	Phone:
Business Name:	Contractor Name: Macey Orme	Contractor Address: P O Box 143 Peaks Island	Phone 2074087100
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-1

Past Use: Single Family Home	Proposed Use: Single Family Home - add 8' x 12' room on top of existing deck	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: add 8' x 12' room on top of existing deck	Signature:	Signature: <i>Jm 01/15/09</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: Idobson	Date Applied For: 07/02/2007	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 <i>N/A</i> <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"/> <i>Ok w/conditions</i> Date: <i>1/15/09</i> <i>ABU</i>	Zoning Appeal <input checked="" type="checkbox"/> Variance <i>Practical Difficulty</i> <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <i>4-0</i> <input type="checkbox"/> Denied Date: <i>1/18/09</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 <i>ABU</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 (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 **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

Frank Mahley

Signature of Inspections Official

Date

01/15/09

Date

waited

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0804	Date Applied For: 07/02/2007	CBL: 091 J007001
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Location of Construction: 23 PRINCE AVE	Owner Name: CHEEVERS MARIAN R ETAL	Owner Address: 36 MYOPIA RD	Phone:
Business Name:	Contractor Name: Macey Orme	Contractor Address: P O Box 143 Peaks Island	Phone (207) 408-7100
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - add 8' x 12' room on top of existing deck	Proposed Project Description: add 8' x 12' room on top of existing deck
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 01/15/2009
Note: See lettter dated July 12, 2007 1/8/09 Practical Difficulty Variance was approved by ZBA 4-0. This appeal not only allows the 8' x 12' room to be built but it also legalizes the 21' x 12' deck addition & the 3' x 8' bathroom addition.			Ok to Issue: <input checked="" type="checkbox"/>
1) This property shall remain a single 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.			
Dept: Building	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 01/15/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Fastener schedule per the IRC 2003			
2) The existing deck shall be inspected for adequate fasteners and bearing for spans, and modifications may be required			
3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.			

Comments:
7/11/2007-amachado: Left message for Macey Orme, contractor. Who is the owner? Deck is not permitted where want to put room. Only first four feet is legal.
7/12/2007-amachado: Wrote letter denying permit because deck not permitted and proposed room exceeds lof coverage.
1/12/2009-gg: Practical Difficulty Appeal was granted on 1/08/09. Inspections will now move forward on permit # 070804.. /gg

REIFF



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>23 Prince Ave PI</u>		
Total Square Footage of Proposed Structure <u>96</u>	Square Footage of Lot <u>5000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>091</u> Block# <u>5</u> Lot# <u>007</u>	Owner: <u>Francis Reiff</u> <u>Marion</u> <u>Cherubs</u> <u>309 Birchwood</u> <u>Southbury CT</u>	Telephone: <u>203-262-</u> <u>6469</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Francis Reiff</u> <u>23 Prince Ave</u> <u>Peaks Island</u> <u>04108</u>	Cost Of Work: \$ <u>10,000.-</u> Fee: \$ _____ C of O Fee: \$ <u>100.00</u>
Current legal use (i.e. single family) <u>Single family</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Building 8' x 12' room on back of</u> <u>house on top of existing deck.</u>		
Contractor's name, address & telephone: <u>Macey Orme</u> <u>xxcel</u> <u>PO Box 143 PI</u> <u>766-5909</u> <u>766-5909</u> <u>408-7100</u>		
Who should we contact when the permit is ready: <u>Macey Orme</u>		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, MAINE JUL 2 2007 RECEIVED
Mailing address: <u>PO Box 143</u> <u>PI ME 04108</u>	Phone: <u>408-7100</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>[Signature]</u>	Date: <u>06/15/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

July 12, 2007

Macey Orme
PO Box 143
Peaks Island, ME 04108

RE: 23 Prince Avenue, Peaks Island – 091 J007 – IR-1 – add a room over a deck –
permit # 07-0804

Dear Ms. Orme,

I am in receipt of the application to add an eight by twelve foot room over part of the deck at the property at 23 Prince Avenue. The property is located in the IR-1 residential zone. According to section 14-145.5(d) of the land use ordinance, the maximum area of the lot that can be covered by structures is twenty percent of the area of the lot. The area of the lot is 5,000 square feet. Twenty percent of 5,000 is 1,000 square feet. The square footage of the house as it exists now is 1,313, which is over the maximum allowable lot coverage. I checked our records to see if there was a permit for the deck where the proposed eight by twelve foot room is to be placed. I cannot find a permit for the twelve by twenty one foot deck in our files. I cannot find a record of any permits for the house since the ordinance went into effect in 1957. When there are no permits on file, we default to the footprint of the building found on the assessor's pre-1957 card. That is what we consider as the legal shape and size of the building. The square footage of the building was 1035 square feet in 1951. This exceeds the allowable maximum square footage for the lot. Since the twelve by twenty foot deck did not exist in 1951 and was not legally permitted, any further increase in the footprint would increase the legal nonconformity regarding lot coverage. Your permit to build the twelve by eight foot room is denied based upon this information.

As I told you on the telephone the other day, if you can find a permit for the deck in your records then the deck would be legal and you would be able to enclose part of it. If you cannot find a permit you have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

If you have any questions regarding this matter please feel free to call me at 874-8709. I have enclosed a copy of the assessor's pre-1957 card.

Yours Truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado", with a long horizontal flourish extending to the right.

Ann B. Machado
Zoning Specialist
(207) 874-8709

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Peter Coyne
Philip Saucier-sec
Deborah Rutter
Jill E. Hunter
Gordan Smith
William Getz

January 12, 2008

Brenda Buchanan
Warren Currier & Buchanan
57 Exchange Street
Portland, ME 04101 -5020

RE: 23 Prince Avenue, Peaks Island
CBL: 0091 J007
ZONE: IR1

Dear Ms Buchanan:

As you know, at the January 8, 2009 meeting, the Board voted 4-0 to approve your Practical Difficulty Variance Appeal for your right and left side yard setbacks and the maximum lot coverage.

I am enclosing your Certificate of Variance Approval. **The original must be recorded in the Cumberland County Registry of Deeds within 90 days of January 12, 2009, when it was signed.** Failure to record the Certificate will result in it being voided. This office shall be provided with a copy of the recorded certificate of Variance showing the book and page recorded.

The Inspections Office will now move forward on your building permit # 070804.

Enclosed please find the paid receipt for the Zoning Board Appeals legal ad and abutter's notification.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,



Gayle Guertin
Office Assistant

CC: Marian Reiff Cheevers, owner
file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

APPEAL AGENDA DECISION

The Board of Appeals will hold a public hearing on Thursday, January 8, 2008 at 6:30 p.m. on the second floor, Room 209, City Hall, 389 Congress Street, Portland, Maine to hear the following appeals:

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: January 12, 2009
RE: Action taken by the Zoning Board of Appeals on January 8, 2009.

The meeting was called to order at 6:35pm.

Roll call as follows: **Members Present:** Peter Coyne (acting chair), Jill Hunter (acting secretary), William Getz, and Deborah Rutter.

Members Absent: Gordon Smith and Philip Saucier.

1. Old Business:

A. Practical Difficulty Variance Appeal:

20-22 Federal Street, Frank and Carmela Reali, owners, Tax Map 020, Block B, Lot 011, B-2b Commercial Zone: The appellants are seeking to change the use of their property from a commercial use to a residential use. Such residential use requires the appellants to meet the dimensional requirements for the closest residential zone which is the R-6 Zone. The existing building and property do not meet all the dimensional requirements of the R-6 zone. The appellants are requesting a variance for the side setback for a single story building from a required 10 feet to 3.5 feet [section 14-139(1)(d)(3)], and a variance for the front setback from a required 5.9' (the average depth of front yards on either side) to 4' [section 14-139(1)(d)(1)]. The appellants are also requesting a variance for the required minimum lot size of 4,500 sq. feet to 2820 sq. feet [section 14-139(1)(a)(1)]. Representing the appeal are the owners. Due to a lack of quorum on December 4, 2008 meeting the Practical Difficulty Variance Appeal was continued to January 8, 2009. **The Board voted 4-0 to grant the Practical Difficulty Variance Appeal.**

2. New Business:

A. Practical Difficulty Variance Appeal:

23 Prince Avenue, Peaks Island, Marian Reiff Cheevers, owner, Tax Map 091, Block J, Lot 007, IR-1 Residential Zone: The appellant is seeking a variance to keep the rear 12'x 21' deck and the 3'x 8' bathroom expansion that were built prior to 1981 without a permit. The appellant is requesting a variance for the side setbacks from a required 20' to 10.8' on the right side and 9.5' on the left side [section 14-145.5(c)(3)]. The appellant is also requesting a variance for the maximum allowable lot coverage of 20% [section 14-145.5(d)]. The lot is 5,000 square feet. The footprint of the building with the 12'x 21' deck and 3'x 8' bathroom expansion is 1313 square feet which covers 26.26% of the lot. Representing the appeal is Brenda M. Buchanan, Esq. **The Board voted 4-0 to grant the Practical Difficulty Appeal.**



CITY OF PORTLAND

CERTIFICATE OF VARIANCE APPROVAL

Philip Saucier, the duly appointed Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 8th day of January 2009, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

1. **Current Property Owner: Marian R. Cheevers**
2. **Property: 23 Prince Avenue, Peaks Island, Portland, ME CBL: 091-J-007**
Cumberland County Registry of Deeds, Book: 14636 Page: 241
Last recorded deed in chain of Title: 3/26/1999
3. **Variance and Conditions of Variance:**
To grant relief from section 14-145.5(c)(3) of the Zoning Ordinance to allow a 10.8 foot and a 9.5 foot side setback instead of the required 20 foot side setback; and to grant relief from section 14-145.5(d) to allow 26.26% lot coverage instead of the required 20% maximum lot coverage.

WITNESS WHEREOF, I have hereto set my hand and seal this 12th day of January, 2009

Philip Saucier, Chair of
City of Portland Zoning Board,

(Printed or Typed Name)
Philip Saucier

STATE OF MAINE
Cumberland, ss.

When personally appeared the above-named Philip Saucier and acknowledged the above certificate to be his free act and deed in his capacity as Chairman of the Portland Board of Appeals, with his signature witnessed on Jan. 12th, 2009.

(Printed or Typed Name)
Notary Public

KATE E. HATCH
Notary Public, Maine
My Commission Expires August 2, 2012

PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

"Practical Difficulty" Variance Appeal

DECISION

Date of public hearing: January 8, 2009

Name and address of applicant: Marian Reiff Cheevers
36 Myopia Rd.
Hyde Park, MA 02136

Location of property under appeal: 23 Prince Ave.
Peaks Island

For the Record: ZBA members present: Getz, Cyrne, Putter, Hunter

Names and addresses of witnesses (proponents, opponents and others):

1. Brenda Buchanan, Esq.
57 Exchange St. Portland 04101
2. Bill Barry - proponent / but also owns property
29 Ashland Ave
Yarmouth ME

Exhibits admitted (e.g. renderings, reports, etc.):

Map of Peaks Island

Affidavit of Marian Reiff Cheevers

Findings of Fact and Conclusions of Law:

The applicant is seeking a variance from sections 14-145.5(c), minimum yard dimensions, and 14-145.5(d), maximum lot coverage, in order to enclose an 8' x 12' section of an existing deck on a cottage on Peaks Island in the IR-1 residential zone. The purpose of the project is to create a first floor bedroom.

The applicant purchased the cottage in 1978. Some time between 1953 and 1978 two improvements were made to the cottage – the rear deck was built and the bathroom was expanded. There is no record of a building permit being issued for either of the improvements. As more specifically laid out in the applicant's variance application, both improvements would have met the setback requirements prior to 1978. However, they resulted in slightly more lot coverage than was allowed. The total square footage of the cottage with the deck is 1,313 square feet, which is 26.26% of the 5,000 square foot lot. The maximum lot coverage prior to 1978 was 25%.

Section 14-145.5(c) sets the side yard set backs at 20 feet. The applicant is seeking a variance from the side setbacks from the required 20 feet to 10.8 feet on the right side and 9.5 feet on the left side.

Section 14-145.5(d) sets the maximum allowable lot coverage at 20%. The applicant is seeking a variance from the maximum of 20% to 26.26%.

“Practical Difficulty” Variance standard pursuant to Portland City Code §14-473(c)(3):

1. The application is for a variance from dimensional standards of the zoning ordinance (lot area, lot coverage, frontage, or setback requirements).

Satisfied Not Satisfied

Reason and supporting facts:

testimony and evidence in form of exhibits

2. Strict application of the provisions of the ordinance would create a practical difficulty, meaning it would both preclude a use of the property which is permitted in the zone in which it is located and also would result in significant economic injury to the applicant. "Significant economic injury" means the value of the property if the variance were denied would be substantially lower than its value if the variance were granted. To satisfy this standard, the applicant need not prove that denial of the variance would mean the practical loss of all beneficial use of the land.

Satisfied Not Satisfied

Reason and supporting facts:

Testimony and exhibits show practical value
of property will be lost if not granted

3. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood.

Satisfied Not Satisfied

Reason and supporting facts:

Testimony and exhibits support this need.

4. The granting of the variance will not produce an undesirable change in the character of the neighborhood and will not have an unreasonably detrimental effect on either the use or fair market value of abutting properties.

Satisfied Not Satisfied

Reason and supporting facts:

Testimony and exhibits

5. The practical difficulty is not the result of action taken by the applicant or a prior owner.

Satisfied Not Satisfied

Reason and supporting facts:

Testimony and exhibits show that action was actually taken by Codes department, and not applicant

6. No other feasible alternative is available to the applicant, except a variance.

Satisfied Not Satisfied

Reason and supporting facts:

Testimony that architect hired to do space planning with no success

7. The granting of a variance will not have an unreasonably adverse effect on the natural environment.

Satisfied Not Satisfied

Reason and supporting facts:

Testimony and exhibits show simple residential addition that will not be unreasonable impact on environment

8. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S.A. § 435, nor within a shoreland zone or flood hazard zone.

Satisfied Not Satisfied

Reason and supporting facts:

Per testimony and exhibits not in any of those areas

Conclusion: (check one)

Option 1: The Board finds that the standards described above (1 through 8) have been satisfied and therefore GRANTS the application.

Option 2: The Board finds that while the standards described above (1 through 8) have been satisfied, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

Option 3: The Board finds that the standards described above (1 through 8) have NOT all been satisfied and therefore DENIES the application.

Dated: 1-08-09


Board Chair

THIS IS NOT A BOUNDARY SURVEY

SITE PLAN OF LAND AT
23 PRINCE AVENUE,
PEAKS ISLAND, PORTLAND, ME.

MADE FOR MARIAN REIFF CHEEVERS et. al.
36 MYOPIA ROAD
HYDE PARK, MA. 02136

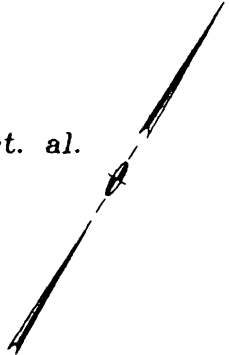
NORTHEASTERN LAND
SURVEYING
16 COLLEGE AVENUE
GORHAM, MAINE 04038
PHONE (207) 839-2090
FAX (207) 839-6361

JOB NUMBER 208-47

INSPECTION DATE

10-24-08

SCALE: 1" = 20'



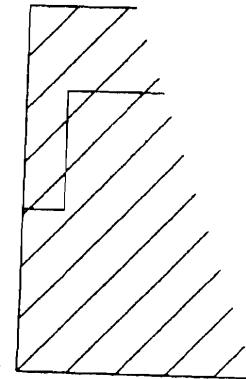
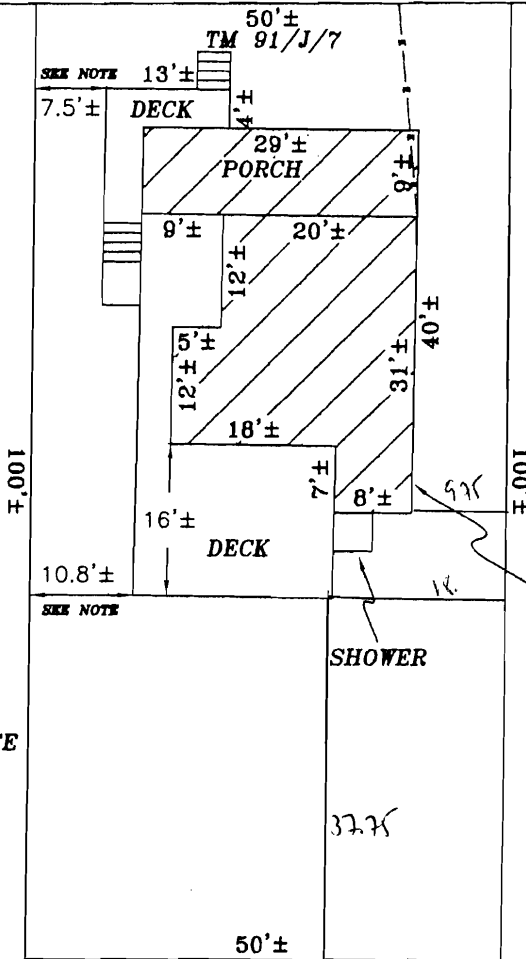
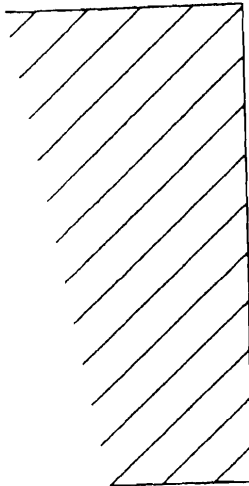
PRINCE AVENUE

GRAVEL TRAVELED WAY

TM 91/J/6

TM 91/J/7

TM 91/J/8



ref
* deck never perm. Had - new was button extension
2 STORY WOOD HOUSE ON POSTS
OK front req. - 30' - N/A
OK rear req. - 30' - 37.75' scaled.
side - 20' - right 9.75' left 10.8'
lot coverage 20% of 5,000 = 1000 sq ft
1313 sq ft over

NOTE: THE DEED REFERENCED SURVEY PLAN AND FIELD EVIDENCE FOUND ARE POOR. A BOUNDARY SURVEY MAY YIELD DIFFERENT RESULTS AND IS RECOMMENDED.

THE LAND DOES NOT FALL WITHIN THE SPECIAL FLOOD HAZARD AREA AS DELINEATED BY F.E.M.A. ON COMMUNITY/PANEL # 230051 0009B

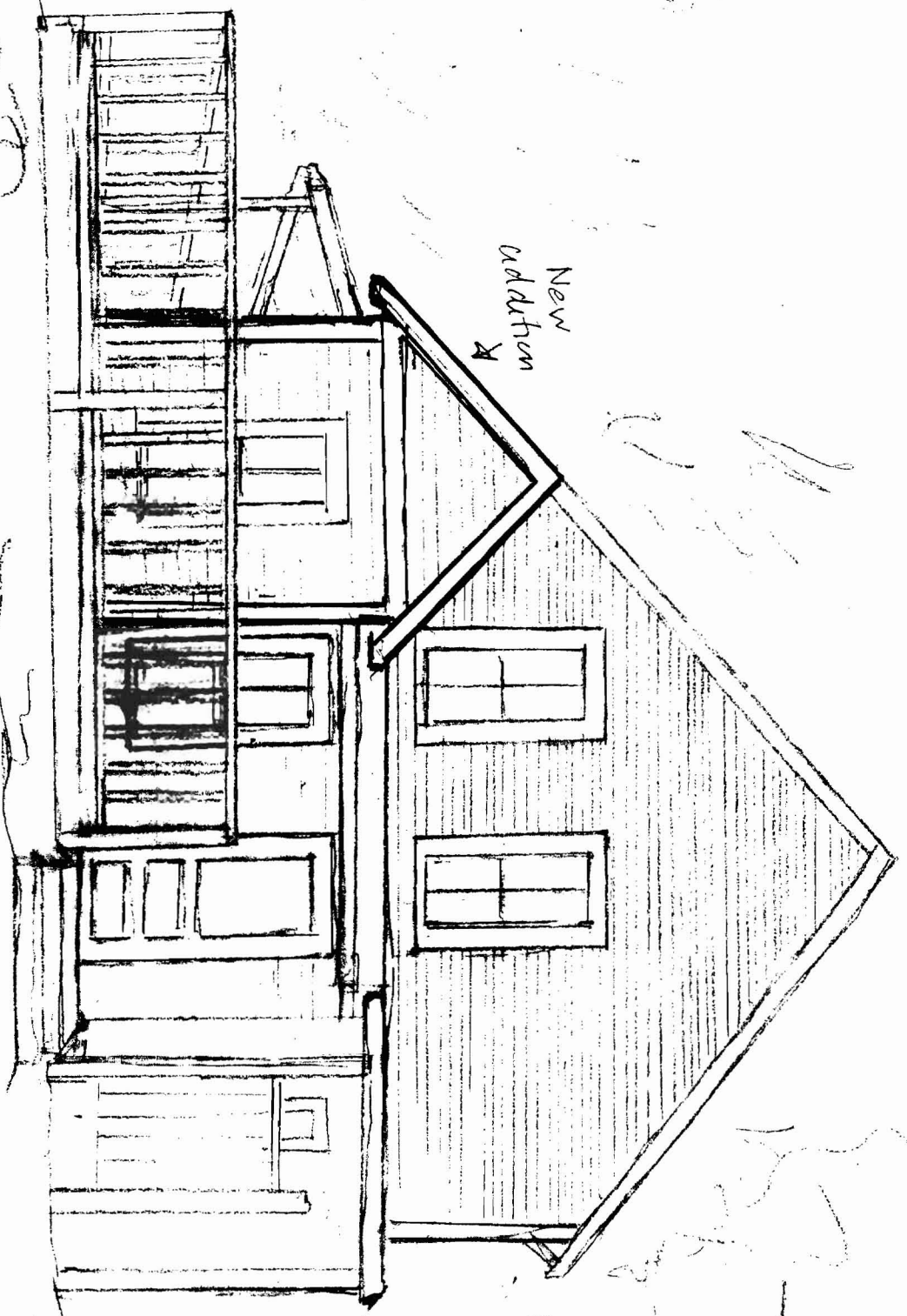
THIS IS NOT A BOUNDARY SURVEY. THIS PLAN IS NOT TO BE USED FOR PROPERTY LINE LOCATION, BUILDING PURPOSES, CONVEYING OR DESCRIBING PROPERTY, OR RECORDING PURPOSES. THIS PLAN MAY NOT REVEAL CONFLICTS WITH ABUTTING DEEDS. THE PARCEL IS SUBJECT TO ALL RIGHTS, COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD. A BOUNDARY SURVEY MAY YIELD DIFFERENT RESULTS AND IS RECOMMENDED.

REFERENCES * 2BA appeal - 1/8/09
PLAN BOOK 6 PAGE 33 LOT 5
DEED BOOK 13841 PAGE 110
COUNTY CUMBERLAND

DRAWN BY GRRS

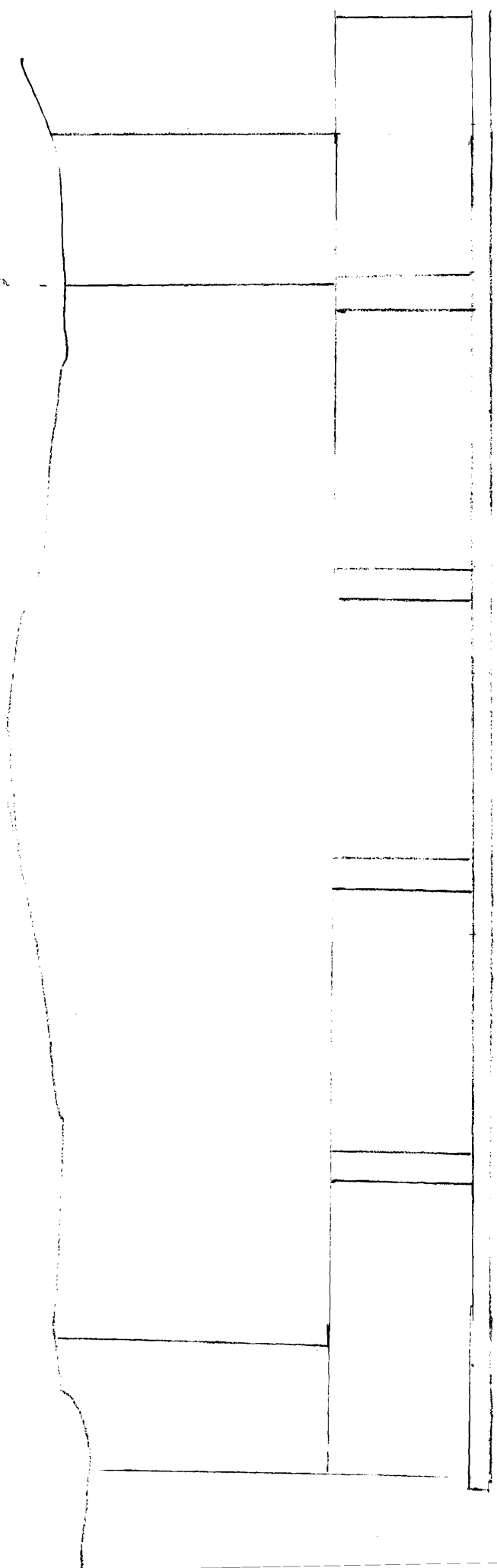
Big Red 04/11/07

New addition



WCO. (2)

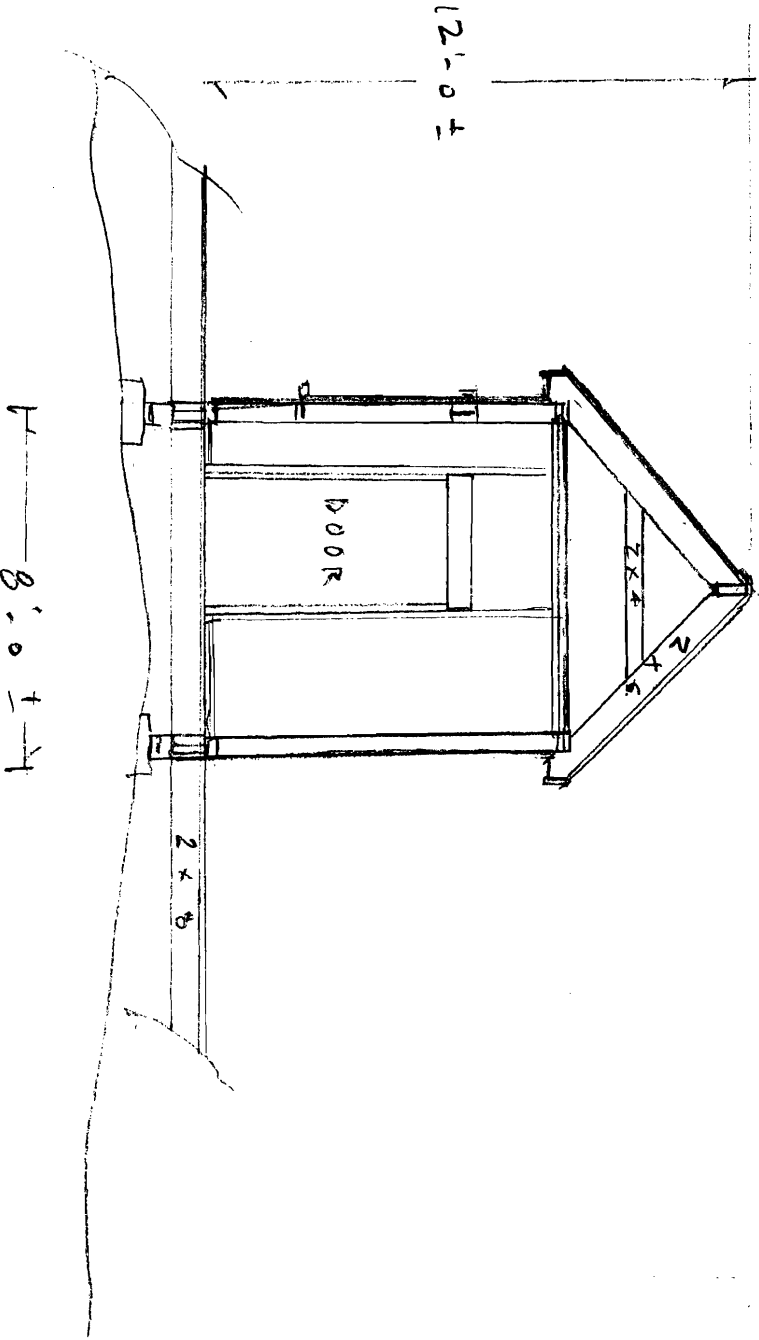
EXISTING DECKING 5/4 X 6, 2 X 8 JOISTS, DOUBLE 2 X 8 POST



REIFF

NEW ADDITION

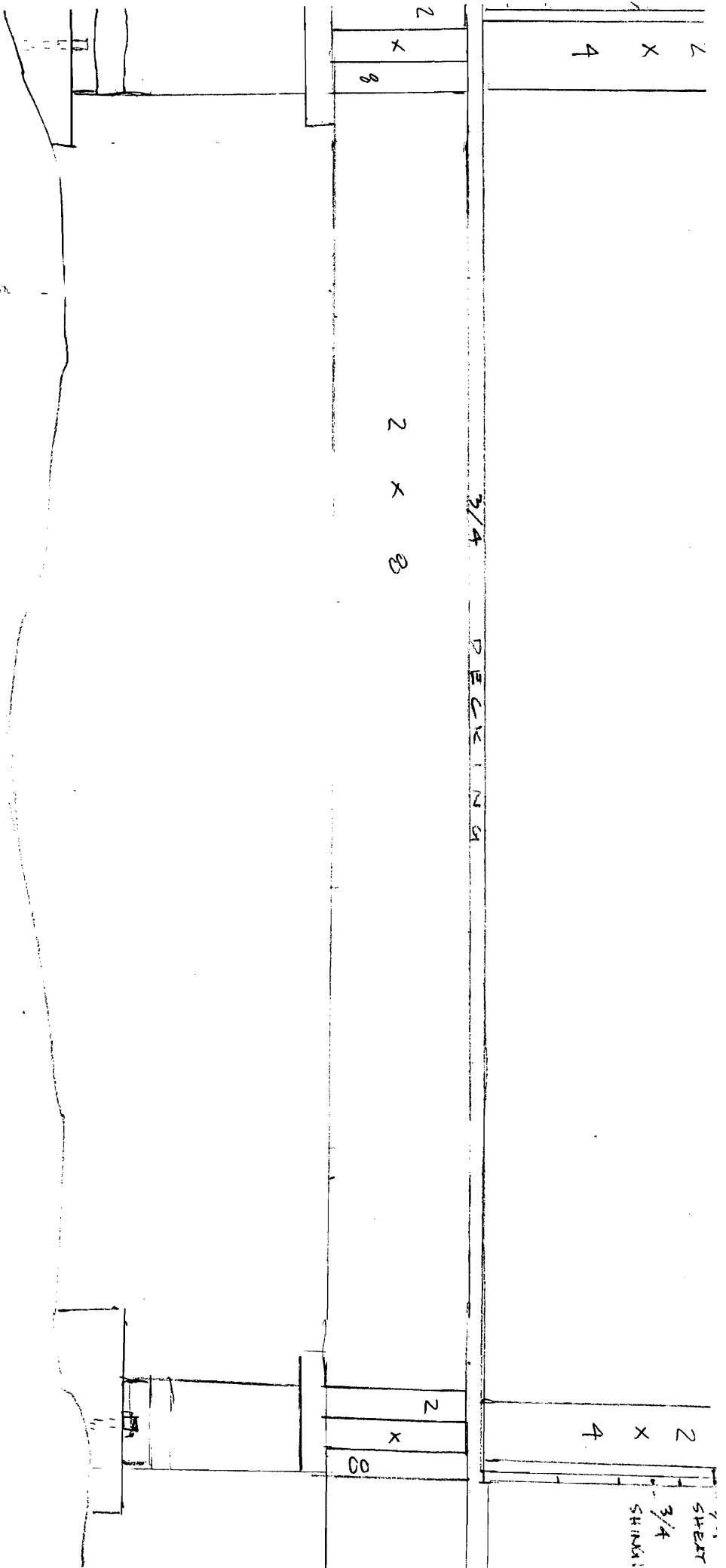
- 2x8 PT FLOOR JOISTS
- 3/4 SUB FLOORING
- 2x4 KD WALL
- 1x10 SHIP LAP SHEATHING
- TYVEK BUILDING PAPER
- PRIMED CLAF BOARDS SIDING



- 2x6 DOUBLE HEADER
- 2x4 COLLAR TIES
- 2x6 RAFTERS
- 1x10 SHIP LAP ROOF SHEATHING
- FIRETR GLASS ROOF SHINGLE

SCALE 1/4" = 1' 0"

06|20|07



PROPOSED FRAMING TO SUPPORT 8X12' ADDITION

- 2X8 PRESSURE TREATED JOISTS SEATED ON 2 X 8 HORIZONTAL LEDGER
- TRIPPLE 2X8 PT RIM JOISTS CARRIED ON 6X6 POSTS
- POSTS ATTACHED BY METAL TO Poured CEMENT FOOTING
- FOOTING PINNED IN EXISTING LEDGER

REF

Windows are double hung r:o. 30x59.

Door is interior wood French door.

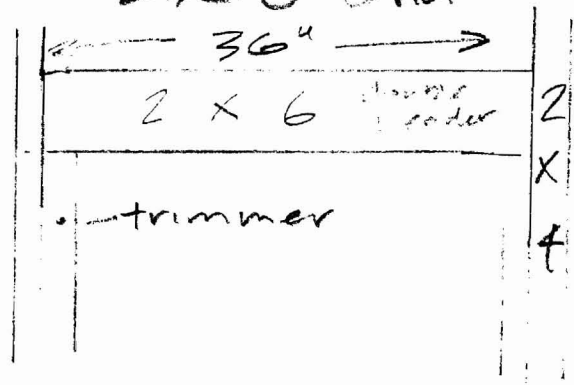
Construction to match existing cottage,
Walls 2x4 with shiplap sheathing.

Roof 2x6 with shiplap sheathing
exterior roof shingle. Walls are
white cedar shingle to match exposure
on existing house.

Deck to be reinforced w/ footings
and joists (2x6) as needed to
support addition.

Interior walls left unfinished
as rest of cottage. Ceiling as
well.

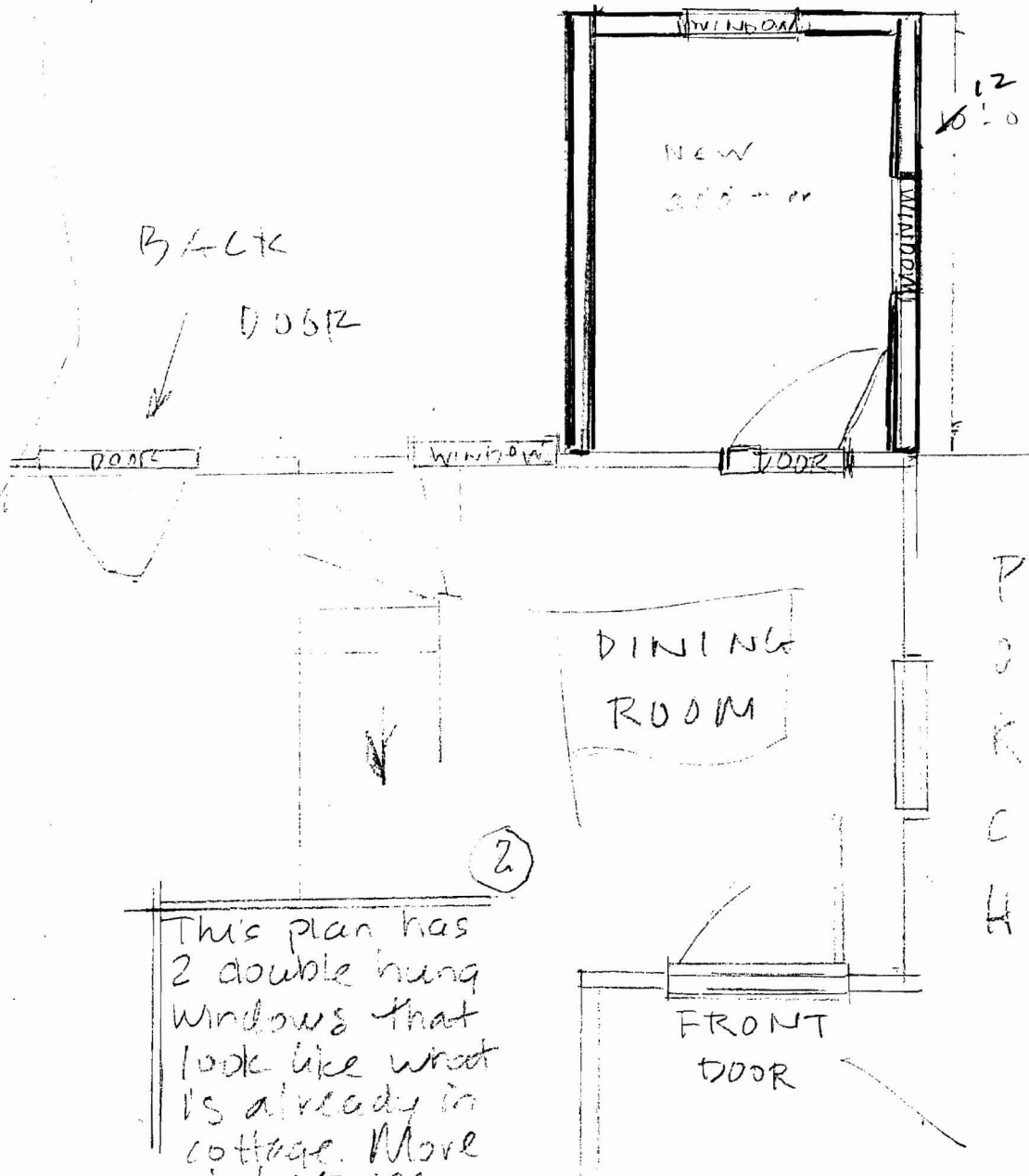
Door and windows to be
headed w/ double 2x6 and
trim studs.



|| - new addition

DECK

5'0"



BACK

DOOR

DOOR

WINDOW

WINDOW

NEW
addition

12
6'0"

WINDOW

DOOR

DINING
ROOM

P
O
R
C
H

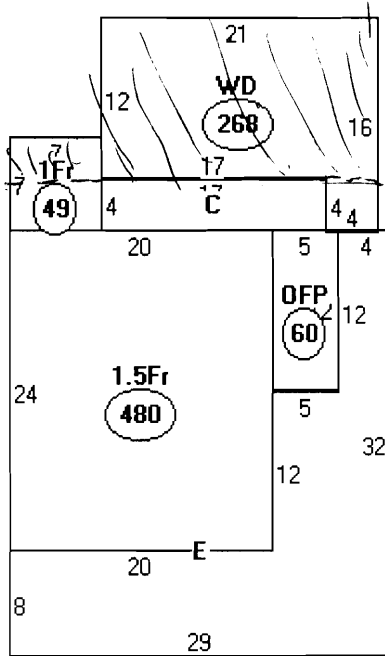
2

This plan has 2 double hung windows that look like what is already in cottage. More

FRONT
DOOR



Side yard 20'



Descriptor/Area

- A: 1.5Fr
480 sqft
- B: 1Fr
49 sqft
- C: OFF
68 sqft
- D: WD
268 sqft
- E: 1Fr
388 sqft
- F: OFF
60 sqft

1313

1035

20 x 9 180
 95 x 37.5 ~~1875~~ 3375
 4 x 29 ~~116~~ 116