

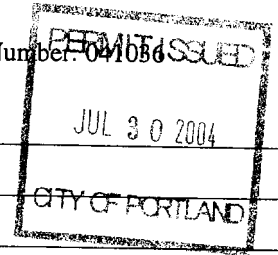
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 041086



This is to certify that Branson John H & /Larry P
has permission to build 10'x12' deck on single family home
AT 118 Brentwood St 134 H001001

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.

Classification of inspection must be given and when permission proceeds before this building or part thereof is started or otherwise closed-in. 4
YOUR NO. 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

James Bonte 7/29/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1036	Date Applied For: 07/26/2004	CBL: 134 H001001
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Location of Construction: 118 Brentwood St	Owner Name: Branson John H &	Owner Address: 118 Brentwood St	Phone: () 773-2313
Business Name:	Contractor Name: Larry Pyle	Contractor Address: 118 Brentwood Street Portland	Phone: (207) 415-2675
Lessee/Buyer's Name	Phone:	Permit Type:	

Proposed Use: Single Family Home w/10'x12' deck	Proposed Project Description: build 10'x12' deck on single family home
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Dept: Zoning	Status: Pending	Reviewer: Jeanine Bourke	Approval Date: 07/29/2004
Note: 7/27/04 left vm w/ John B. About clarification of plot plan, this is a corner lot, and some construction details. Ok to Issue: <input type="checkbox"/>			
John called back and will need to do more research on the property lines. Also, he will have contractor call for building details.			
John researched the ROW and figures only 17' on the side street setback. There is an existing set of stairs that exits the rear door at the corner. This footprint can be used to re-build, but the deck must jog to the required 20' thereafter. He will revise his plans and submit.			
7/29/04 Received new plot plan and construction details as noted on plans from John			
1) Sec. 14-385 allows to rebuild the non-conforming rear steps in the exact footprint			
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	Reviewer: Jeanine Bourke	Approval Date: 07/29/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			



City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1036	Issue Date: JUL 29 2004	CBL: 134 H001001
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Location of Construction: 118 Brentwood St	Owner Name: Branson John H &	Owner Address: 118 Brentwood St	Phone: 773-2313
Business Name:	Contractor Name: Larry Pyle	Contractor Address: 118 Brentwood Street Portland	Phone: 2074152675
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family Home	Proposed Use: Single Family Home w/10'x12' deck	Permit Fee: \$48.00	Cost of Work: \$2,500.00	CEO District: 5
Proposed Project Description: build 10'x12' deck on single family home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Us: R3p Type: 5th accessory HQA 1499 Signature: JMB 7/29/04	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: iodinea	Date Applied For: 07/26/2004	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: JMB 7/29/04	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: JMB
	<i>Approved Sec. 14-385 rebuild allows to in exact footprint</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.

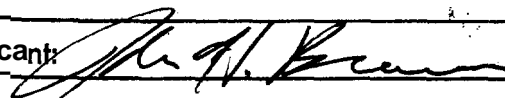
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

Total Square Footage of Proposed Structure			Square Footage of Lot		
Tax Assessor's Chart, Block & Lot		Owner:	Telephone:		
Chart#	Block#	Lot#	773-2313		
14	H	1	780-8611 (w)		
			Cost Of		2500
			Fee: \$		48.00
			H. Branson 118 Brentwood St. Portland ME 04103 773-2313, 780-8611 (w)		
private home					
If the location is currently vacant, what was prior use: _____ Approximately how long has it been vacant: _____ Proposed use: _____ Project description: Deck on back of house, using existing door 10x12					
Contractor's name, address & telephone: Larry Pyle 415-2675 Who should we contact when the permit is ready: H. Branson 780-8611 (w) Mailing address: 118 Brentwood St. 773-2313 (H) Portland, ME 04103					
We will contact you by phone when the permit is ready, You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 780-8611 (w)					

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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:



Date: 7-26-04

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

WARRANTY DEED


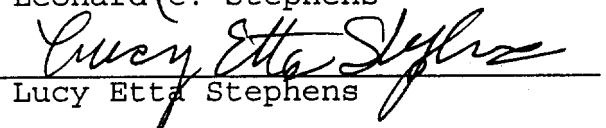
Know All Men By These Presents That We, Leonard C. Stephens and Lucy Etta Stephens of 118 Brentwood Street, Brentwood Street, County of Cumberland and State of Portland,

for consideration paid, grant to John H. Branson and Donna M. Branson of 762 Congress Street #2, Portland, County of Cumberland and State of Maine as Joint Tenants with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in Portland County of Cumberland and State of Maine, more particularly described in Exhibit A attached hereto and incorporated herein by reference.

In Witness Whereof, we have hereunto set our hand(s) this, 15th day of September, 2003.

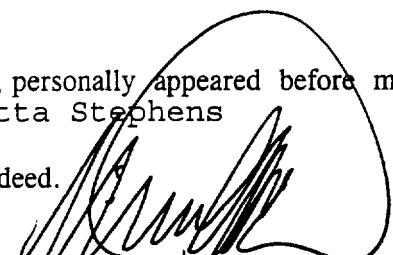
Witness


Leonard C. Stephens

Lucy Etta Stephens

State of Maine
County of Cumberland

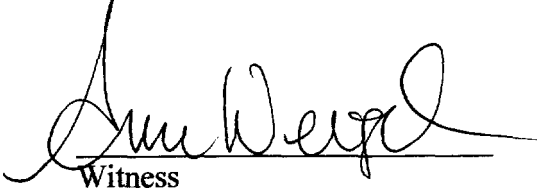
ss.

On this 15th day of September, 2003, personally appeared before me the above named Leonard C. Stephens and Lucy Etta Stephens and acknowledged the foregoing to be his/her/their free act and deed.

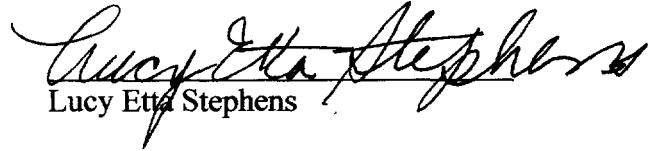

Notary Public, Attorney at Law

Return to: John H. Branson

WILLIAM R. DUNN
ATTORNEY AT LAW


Witness

LUCY ETTA STEPHENS


Lucy Etta Stephens

STATE OF MAINE
CUMBERLAND, ss.

Dated: September 15, 2003

Personally appeared before me the above-named ~~Leonard C. Stephens~~, after first being duly sworn, and says that he has executed this Indemnification Agreement as his free act and deed and in accord with applicable laws and rules.

Before me,



Notary Public
Printed name: _____
Commission expires: _____

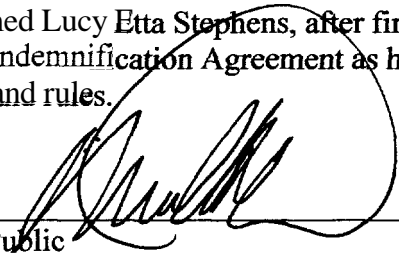
WILLIAM R. DUNN
ATTORNEY AT LAW

STATE OF MAINE
CUMBERLAND, ss.

Dated: September 15, 2003

Personally appeared before me the above-named Lucy Etta Stephens, after first being duly sworn, and says that he has executed this Indemnification Agreement as her free act and deed and in accord with applicable laws and rules.

Before me,



Notary Public
Printed name: _____
Commission expires: _____

WILLIAM R. DUNN
ATTORNEY AT LAW

Exhibit A - Deed

A certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Brentwood Street, in the City of Portland, County of Cumberland and State of Maine, and being lots 9 and 10 as shown on Plan made in 1895 by Illsey and Cummings, C. E. and recorded in the Cumberland County Registry of Deeds in Plan Book 8, Page 7, to which plan reference is hereby made for a more particular description of the premises.

Reference is hereby made to a deed from Rebecca M. Garland dated December 10, 1985 to Leonard C. Stephens and Lucy Etta Stephens and recorded in the Cumberland County Registry of Deeds in Book 7001, Page 175

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	134 H001001
Location	118 BRENTWOOD ST
Land Use	SINGLE FAMILY
Owner Address	BRANSON JOHN H 8 DONNA N BRANSON JTS 118 BRENTWOOD ST PORTLAND NE 04103
Book/Page	20215/040
Legal	134-H-1-2 BRENTWOOD ST 114-120 BEST ST 47-53 10000 SF

R3

Valuation Information

Land	Building	Total
\$33,600	\$86,840	\$120,440

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1908	Old Style	2	1457	0.23	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	2		6	Unfin	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1910	20x24	C	F

Sales Information

Date	Type	Price	Book/Page
09/01/2003	LAND + BLDING	\$235,000	20215-40

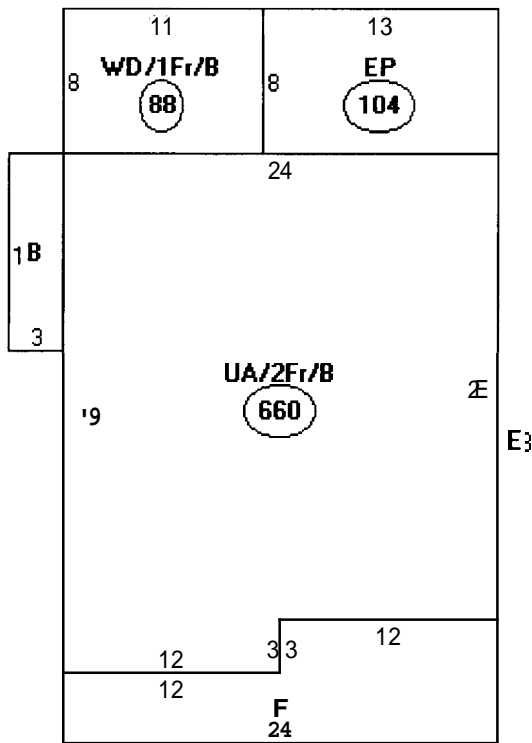
Picture and Sketch

Picture Sketch

[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

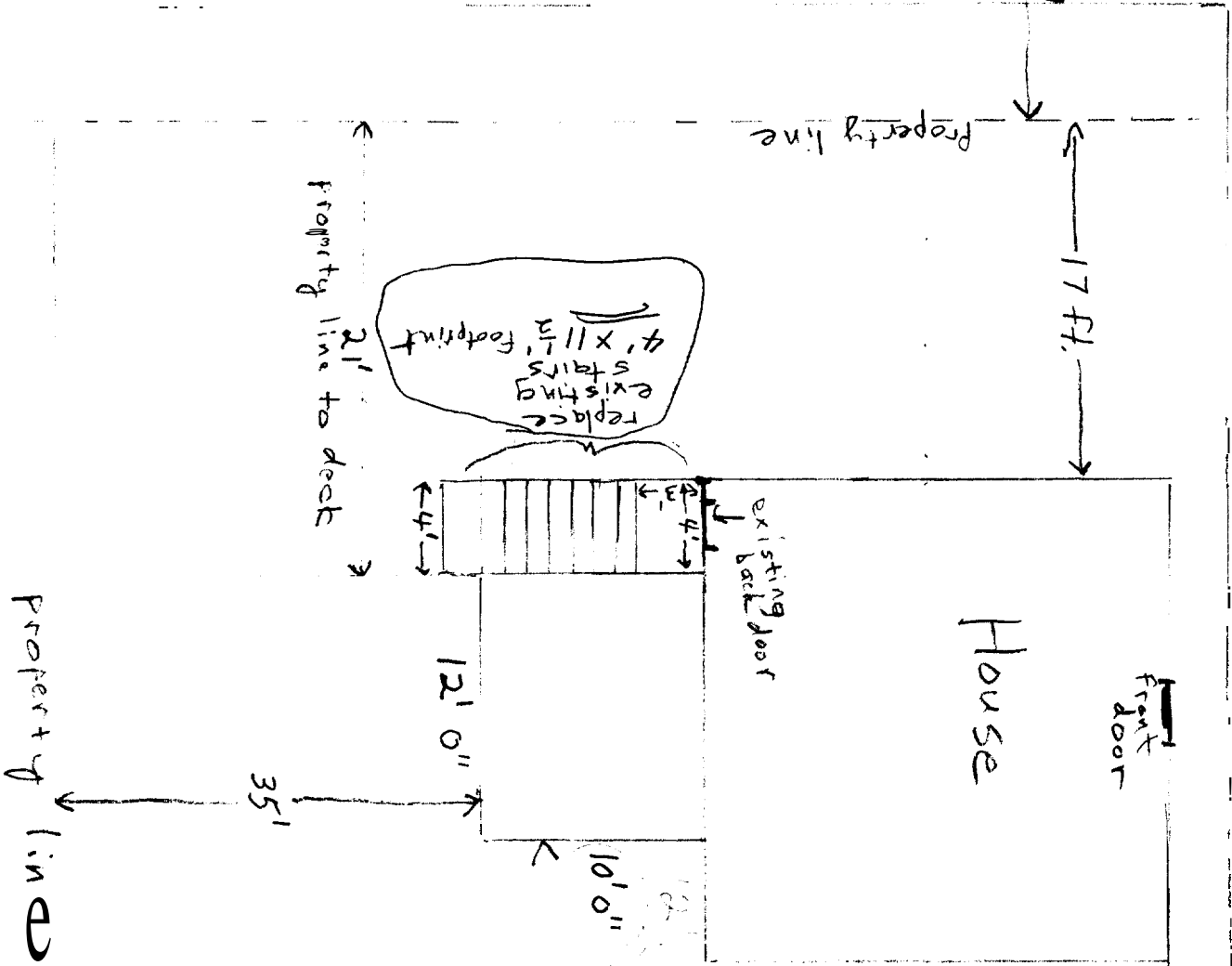
- A: UA/2Fr/B
660 sqft
- B: FBAY/B
33 sqft
- C: WD/1Fr/B
88 sqft
- D: EP
104 sqft
- E: FBAY
16 sqft
- F: DFP
132 sqft



! reedwood Street

City of Portland
Right of Way

Best Street
(40 Ft wide rt. of way)



R3 Zone

Allowed to re-build existing non-conforming stairs in exact footprint Sec 14-385

Deck

Rear 25' Req 35' shown

Side 8' Req 75' shown

Side yard on side st.

20' Req 21' shown

75'

New

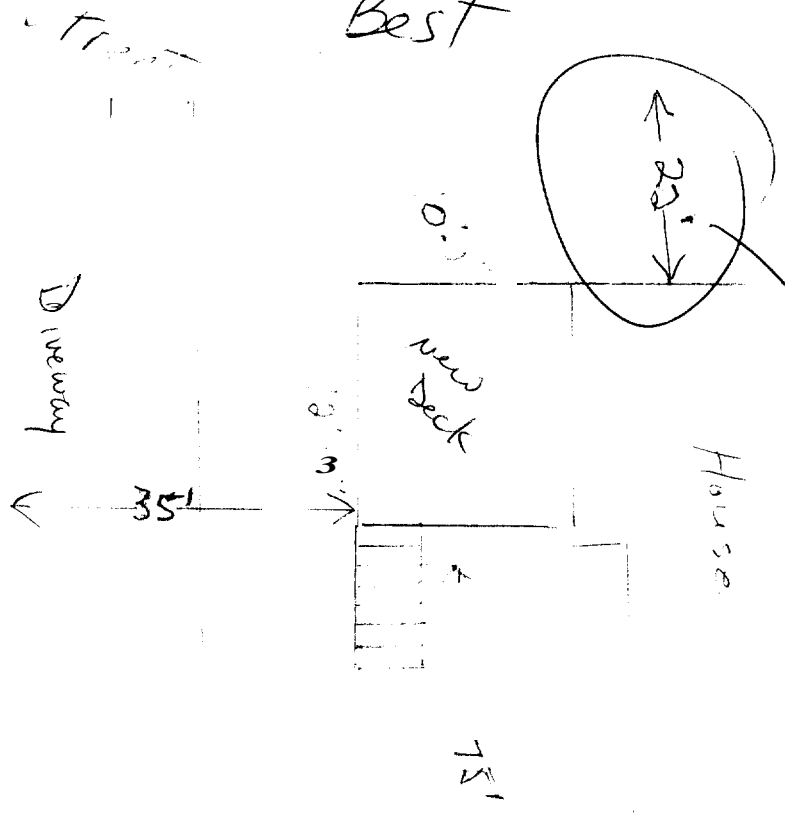
Property line

Brentwood St

House

Measure to end of plot
New Street
New Plot plan

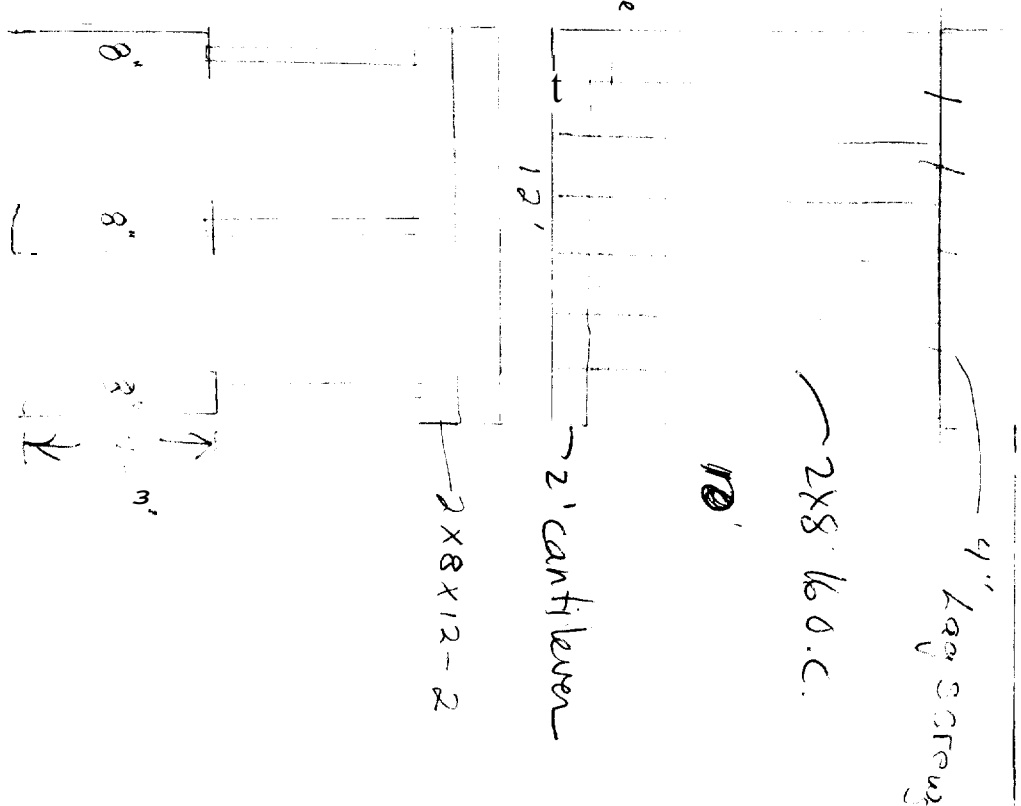
Best



Approx 40"
From Deck
Rafters

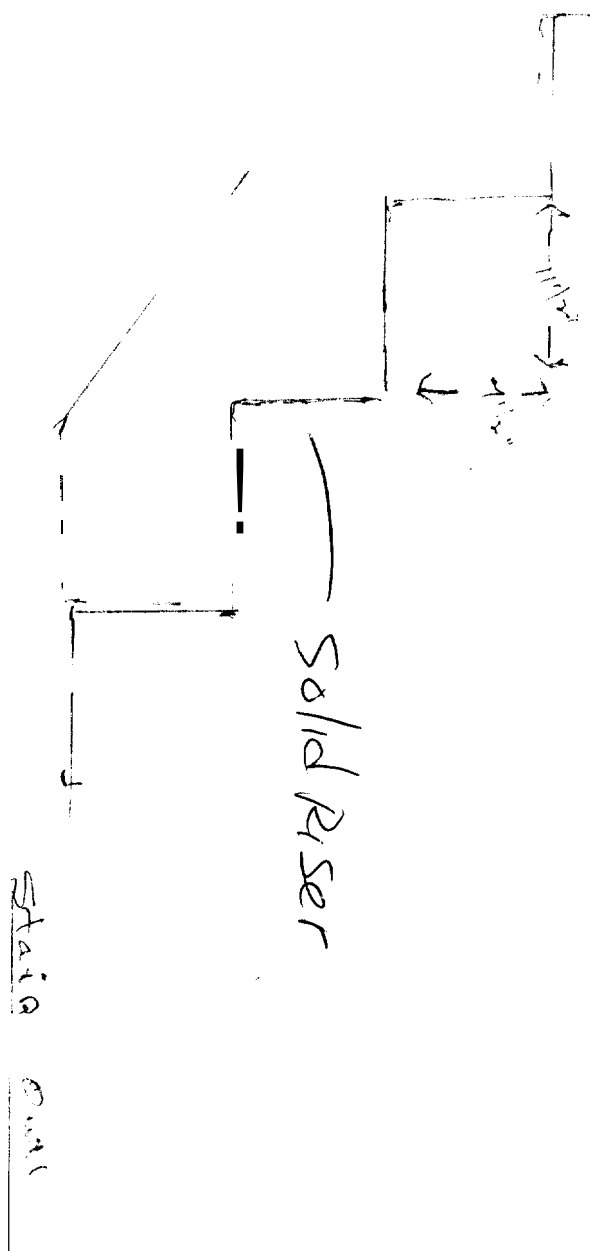
Balusters
w/graspable
handrail
or
combs

Proposed



House
119 Brentwood St
Portland Oregon
Builder - Harvey Ryle
cell 415-2675

Deck railing
Rafters will be
made of pressure
treated wood
Posts will be
120 sq ft



Corridor + air duct
 Stairs Riser 3' x 4' 6"



House
 112 Brentwood St

Rentfrench
 81 at
 115-117 City