

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 041670
PERMIT ISSUED
NOV 18 2004
CITY OF PORTLAND

This is to certify that Mcallan Mary Heirs /R & D I

has permission to demolish shed of single family home

AT 90 Woodford St

125 N025001

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 written permission procured before this building or part thereof is altered or closed-in. 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 \_\_\_\_\_

DepartmentName

Handwritten signature and date 11/17/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

Permit No: 04-1670		Issue Date: NOV 18 2004		CBL: 125 N025001	
Location of Construction: 90 Woodford St		Owner Name: McCallan Mary Heirs		Owner Address: 90 Woodford St CITY OF PORTLAND	
Business Name:		Contractor Name: R & D LLC		Contractor Address: 90 Woodfords St Portland	
Lessee/Buyer's Name		Phone:		Permit Type: Demolitions	
Past Use: single family home with shed		Proposed Use: single family home without shed		Permit Fee: \$30.00	
				Cost of Work: \$500.00	
				CEO District: 3	
demolish shed of single family home		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied		INSPECTION: Use Group: R-3 Type: SB	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied			
		Signature:		Date:	
Permit Taken By: jharris		Date Applied For: 11/08/2004		<b>Zoning Approval</b>	

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input checked="" type="checkbox"/> Wetland <i>OK Under 11-385</i> <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: 11/17/04	<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: 11/17/04
---	--	---	---

**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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 04-1670	<b>Date Applied For:</b> 11/08/2004	<b>CBL:</b> 125 N025001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 90 Woodford St	<b>Owner Name:</b> Mcallan Mary Heirs	<b>Owner Address:</b> 90 Woodford St	<b>Phone:</b> ( ) 671-3083
<b>Business Name:</b>	<b>Contractor Name:</b> R & D LLC	<b>Contractor Address:</b> 90 Woodfords St Portland	<b>Phone:</b> (207) 671-3083
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Demolitions	

<b>Proposed Use:</b> single family home without shed	<b>Proposed Project Description:</b> demolish shed of single family home
---	---

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 11/17/2004

**Note:** **Ok to Issue:**

- 1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards.

**Dept:** Building      **Status:** Approved      **Reviewer:** Tammy Munson      **Approval Date:** 11/17/2004

**Note:** **Ok to Issue:**



**DEED OF SALE BY SPECIAL ADMINISTRATOR**

KNOW ALL MEN BY THESE PRESENTS

THAT, **KATHLEEN A. RUMPF** of Buxton, County of York, State of Maine, duly appointed and acting Special Administrator of the Estate of Mary F. McAllan, deceased (testate), as shown by the probate records of the County of Cumberland, Maine, pursuant to Order of the Cumberland County Probate Court, dated December 10, 2003, by the power conferred by the Probate Court, and every other power, for consideration paid, grants to **CHARLES W. H. DODGE, JR.**, of Portland, County of Cumberland, State of Maine, having a mailing address is 104 Clark Street, Portland, Maine 04102, the real property in Portland, County of Cumberland, State of Maine, described below:

A certain lot or parcel of land, together with the buildings thereon, situated in Portland, formerly Deering, near Woodford's Corner, County of Cumberland, State of Maine, bounded and described as follows:

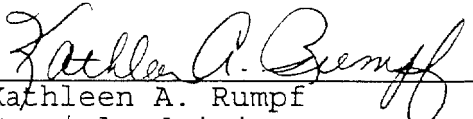
Beginning at a stake on the southern side of Woodford Street and northeasterly corner of a lot conveyed to Peter S. Thompson by Andrew J. Mosher et al by deed dated January 7, 1869; thence running S  $77\frac{1}{2}^{\circ}$  E fifty (50) feet along the southerly side of Woodford Street to a stake and land formerly conveyed by said Andrew J. Mosher to Peter S. Thompson; thence from said two (2) stakes on Woodford Street running S  $12\frac{1}{2}^{\circ}$  W, to the land now or formerly owned or occupied by Ann W. Sparrow, holding the width of fifty (50) feet.

Being the same premises conveyed to Mary F. McAllan, dated March 3, 1998 and recorded in said Registry of Deeds in Book 13642, Page 35.

IN WITNESS WHEREOF, the said Estate of Mary F. McAllan has caused this instrument to be executed by Kathleen A. Rumpf, its Special Administrator thereunto duly appointed, this 22 day of October, 2004.

Signed, Sealed and Delivered  
in presence of

  
\_\_\_\_\_

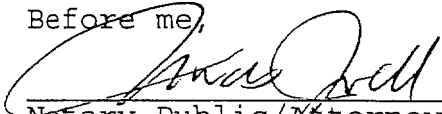
  
\_\_\_\_\_  
Kathleen A. Rumpf  
Special Administrator

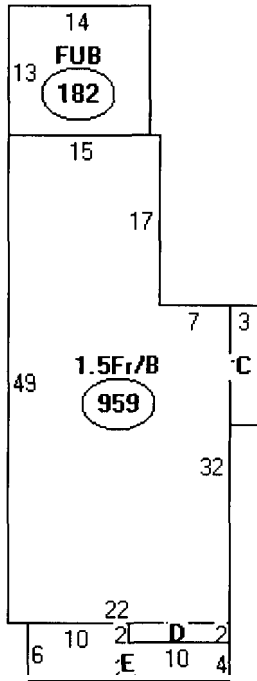
STATE OF MAINE  
CUMBERLAND, SS.

October 22, 2004

Then personally appeared the above-named Kathleen A. Rumpf in her said capacity as duly appointed Special Administrator of the Estate of Mary F. McAllan, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney-at-Law  
Thomas Jenev



Descriptor/Area

A: 1.5Fr/B  
959 sqft

E: FUB  
1a2 sqft

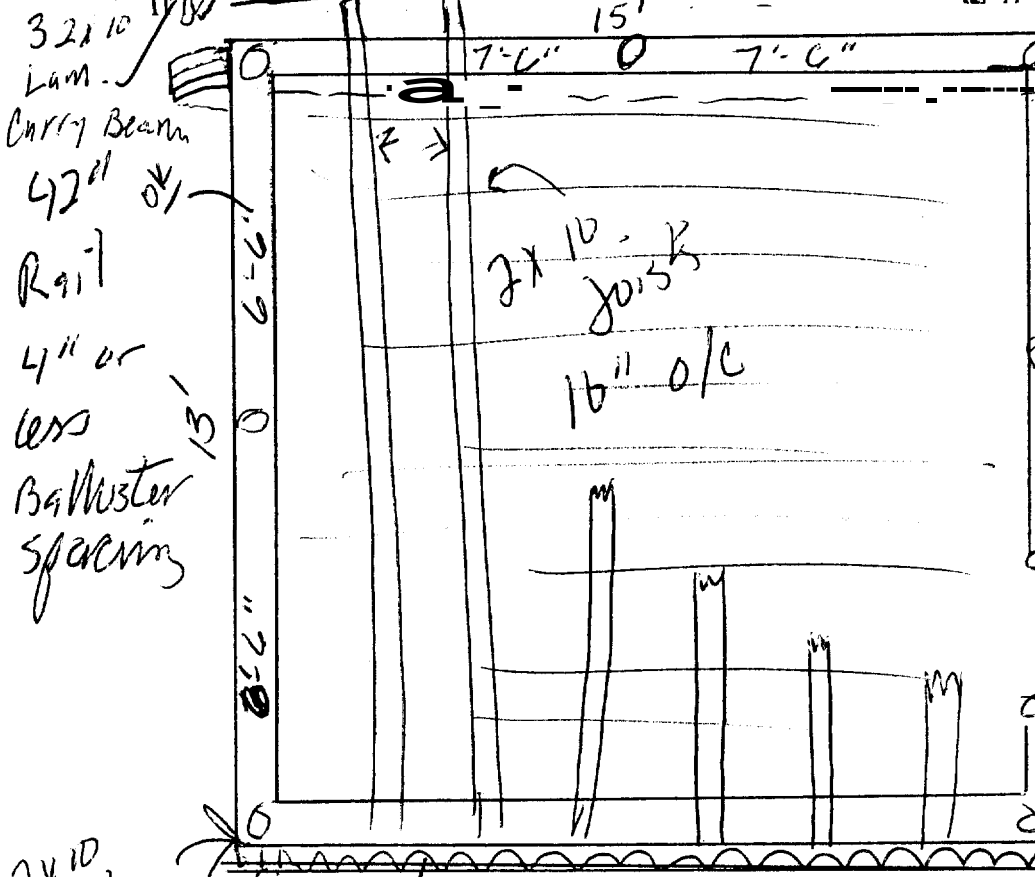
C: 2FBAY/B  
36 sqft

D: FBAY  
20 sqft

E: OFP  
100 sqft



Rear  
 Elevation  
 After  
 Demo  
 incl.  
 New Door  
 and  
 window  
 opening  
 10"  $\phi$  concrete  
 or piers (precast)

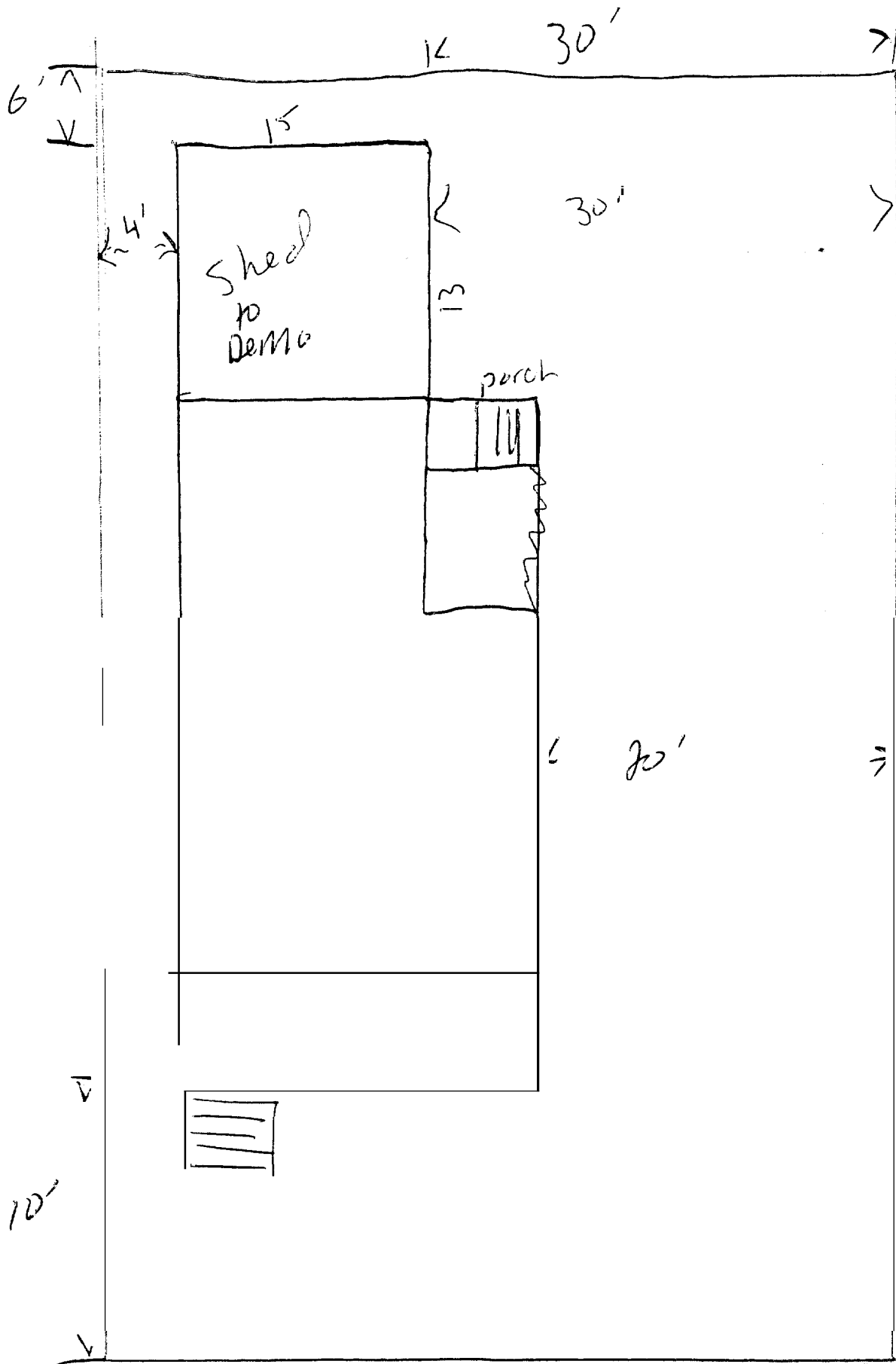


Carry Beam  
 3 - 2x10 Laminat  
 (nailed)  
 10"  $\phi$  concrete  
 1 3/4" Rise  
 10"  $\phi$  concrete tubes 4'  
 6"  $\phi$  cement pad  
 for stair landing  
 steps  
 2x10  
 Joist Hangers  
 on cleat  
 on ext. wall

2x4 cleat  
 w/ Joist  
 Hangers  
 Exterior Wall  
 3/8" Bolts -  
 2 1/16" o/c - thru  
 house

\$ 5/4 pt Decking, ~~1 1/2~~  
 standard posts, rails, caps





Center of curb

Not to scale

125-N-25  
 Lot Size 4000 sq. ft.  
 90 Woodford St.

