

Zoning Administrator  
Marge Schmuckal



Department of Urban Development

## CITY OF PORTLAND

### CERTIFICATE OF SETBACK REDUCTION

I, *Marge Schmuckal*, Zoning Administrator for the City of Portland, Cumberland County, State of Maine, Hereby certify that on the *20th* day of *May*, 2002, the following setback reduction was granted pursuant to the provisions of section 14-437 of the City of Portland's Land Use Code.

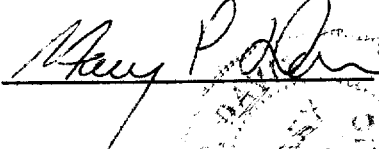
1. Property Owner: Annette L. & Richard A. Henderson
2. Chart-Block-Lot: 262-C-011, 012, 013 - 118 Webb Street, Portland, ME
3. Property: Cumberland County Registry *Book 4281, Page 323*. Last recorded in a Chain of Title
4. Setback reduction granted: *This is to allow an approximate twenty (20) foot front yard setback instead of the twenty-five (25) foot front yard setback required under section 14-90 of the R-3 residential zone, as allowed under section 14-437 (Setback Reductions).*

In Witness Whereof, I have hereto set my hand and seal this   20   day of   May  , 2002.

  
Zoning Administrator

STATE OF MAINE  
Cumberland, ss

Then personally appeared the above-named *MARGE Schmuckal* and acknowledged the above certificate to be his/her free act and deed in his/her capacity as Zoning Administrator for the City of Portland.

  
Printed or Typed Name of Notary Public  
State of Maine  
My Commission Expires 7/27/2003

**THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS FOR THE SETBACK REDUCTION TO BE VALID.**

Zoning Administrator  
Marge Schmuckal



Department of Urban Development

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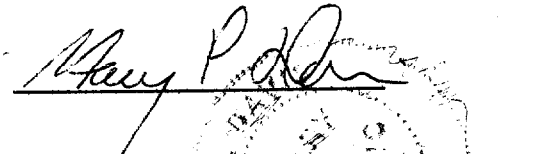
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THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

**DRUMMOND & DRUMMOND, LLP**  
ONE MONUMENT WAY  
PORTLAND, MAINE 04101

FLEET BANK OF MAINE  
PORTLAND, MAINE

**42382**

52-36/112

DATE	AMOUNT
5/14/2002	50.00

PAY Fifty & No/100 Dollars

TO THE ORDER OF City of Portland

*Martha Smith*

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑈042382⑈ ⑆011200365⑆ 00005 58877⑈

MLZ10184-05-01



# CITY OF PORTLAND, MAINE

## SETBACK REDUCTION APPLICATION FOR EXISTING STRUCTURES

Applicant's name and address: Annette L. Henderson and Richard A. Henderson  
118 Webb Street, Portland, ME 04104

Applicant's interest in property (e.g. owner, purchaser, etc.):  
Owner

Owner's name and address (if different): \_\_\_\_\_  
\_\_\_\_\_

Address of property and Assessor's chart, block, and lot number:  
118 Webb Street, Portland, ME 04104 Chart: 262 Block: C Lots: 11, 12 and 13

Zone: R-3 Present Use: Single Family Residential

Setback Reduction from: Section 14-437 Future Use: Single Family Residential

Please attach Plot Plan as outlined in Section 14-437. The required fee is \$50.00.

The undersigned hereby makes application for a setback reduction as above described, and certifies that all information herein supplied by him/her is true and correct to the best of his/her knowledge and belief.

Dated: 5-14-02

Annette L. Henderson  
Signature of Applicant

**FLOOD HAZARD INFORMATION**

FILE NUMBER: 23581  
ATTORNEY: DRUMMOND & DRUMMOND, LLP  
TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY  
LENDER: NOT APPLICABLE OR NOT AVAILABLE  
OWNER: RICHARD A. & ANNETTE L. HENDERSON  
APPLICANT: CITY ENTERPRISES, II

FLOOD MAP COMMUNITY NO.: 230051 ZONE: C  
PANEL: 0012 B DATED: 07/15/1992

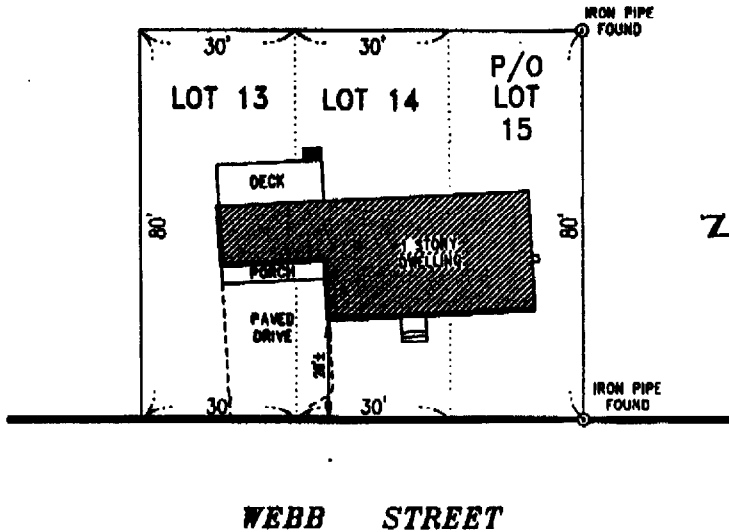
**TITLE REFERENCE**

DEED BOOK: 4281 PAGE: 323  
PLAN BOOK: 12 PAGE: 17 LOT(S): 13,14, P/Q15  
PLAN NUMBER: N/A OF N/A

**ASSESSORS MAP**

DATE: 05/09/2002 SCALE: 1"=30' MAP: 262 BLOCK: C PARCEL: 11.12.13  
REVISED 05/14/2002

**MORTGAGE INSPECTION PLAN**  
**118 WEBB STREET, PORTLAND, ME**



NOTE:  
THE DWELLING APPEARS TO ENCRDACH INTO THE  
FRONT SETBACK REQUIREMENT. 25' IS REQUIRED;  
30' WAS FIELD INSPECTED.

**MORTGAGE LENDER  
USE ONLY**

THIS IS NOT A BOUNDARY SURVEY.

THIS IS THE RESULT OF TAPE MEASUREMENT, NOT THE RESULT OF AN INSTRUMENT SURVEY AND IS CERTIFIED TO THE TITLE INSURANCE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.

THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO BUILDINGS SITUATED ON THIS LOT EXCEPT AS SHOWN.

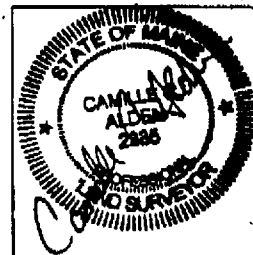
THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

THE LOCATION OF THE DWELLING AS SHOWN HEREON WAS NOT IN COMPLIANCE WITH THE LOCAL ZONING BY-LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY). \*\* SEE NOTE ABOVE \*\*

SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**

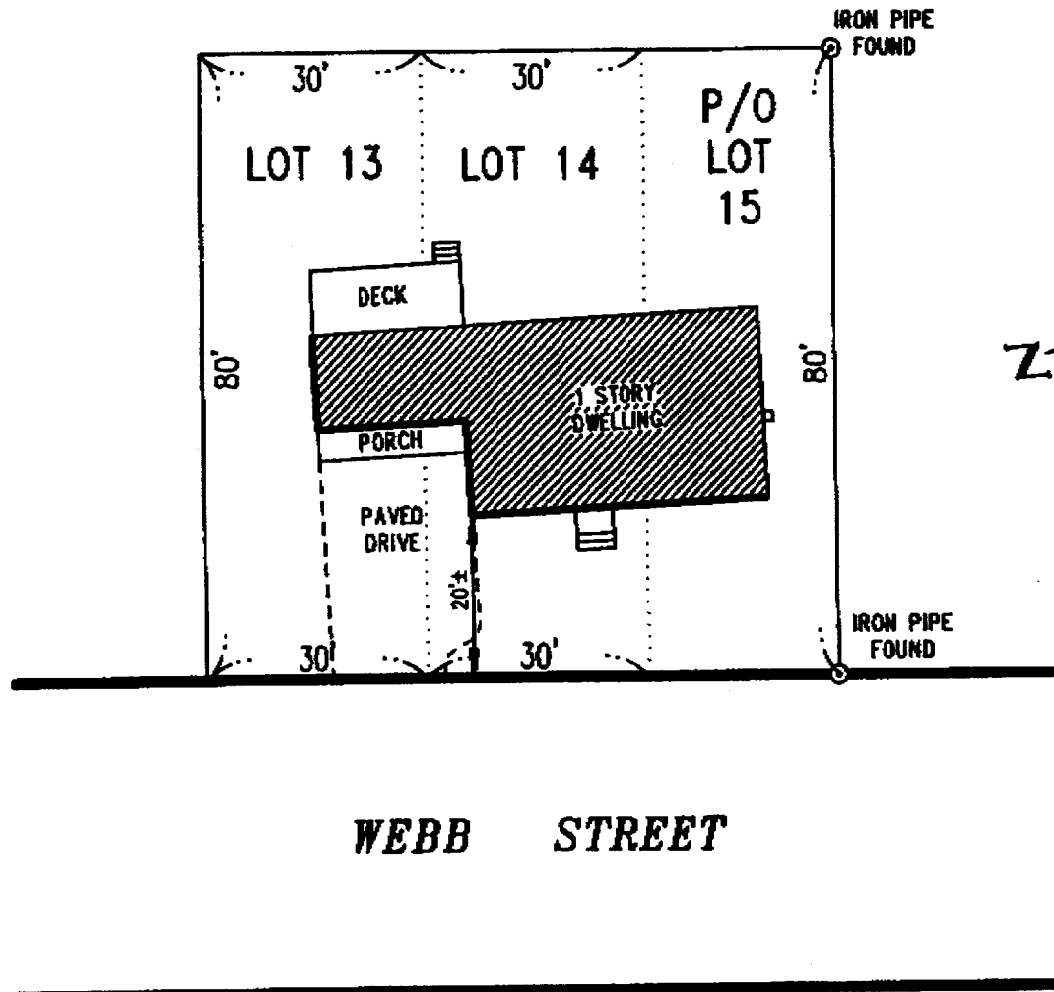
INCORPORATED  
153 US ROUTE 1, SCARBOROUGH, MAINE 04074

30' 0 30' 60'  
tel (207) 883-1000 fax (207) 883-1001 e-mail ncs@maine.rr.com  
(800) 882-2227

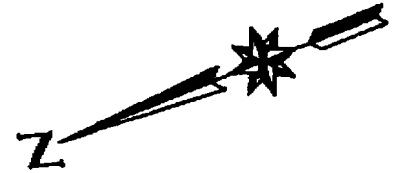


GENERAL NOTES: (1) The declaration made above are on the basis of my knowledge, information, and belief as the result of a mortgage inspection tape survey made to the normal standard of care of professional land surveyors practicing in Maine. (2) Declarations are made to the above named client only as of this date. (3) This plan was not made for recording purposes, for use in preparing deed descriptions or for constructions. (4) Verifications of property line dimensions, building offsets, fences, or lot configuration may be accomplished only by an accurate instrument survey.

MORTGAGE INSPECTION PLAN  
118 WEBB STREET, PORTLAND, ME



larger scale to  
make the text more  
legible



NOTE:  
THE DWELLING APPEARS TO ENCRDACH INTO THE  
FRONT SETBACK REQUIREMENT. 25' IS REQUIRED;  
20'± WAS FIELD INSPECTED.

MORTGAGE LENDER

USE ONLY

138 11-1-1

**City of Portland, Maine**  
IN THE CITY COUNCIL

AMENDMENT TO PORTLAND CITY CODE  
§14-437 (ZONING ORDINANCE)  
RE: SETBACK REDUCTIONS

Presently A  
\$50<sup>00</sup> fee

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE  
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:

That Section 14-437 of the Portland City Code is hereby enacted,  
said section to read as follows:

**Sec. 14-437. Setback reductions.**

(a) Authority. The zoning administrator may grant setback  
reductions to the extent provided by this section.

(b) Procedure. Application for a setback reduction shall be  
submitted to the building inspections division. A payment of a  
nonrefundable application fee, as established from time to time by  
order of the City Council to cover administrative costs, shall  
accompany each application. The application shall be in such form  
as prescribed by the zoning administrator and shall contain at  
least the following information and documentation:

- (1) The name and address of the applicant and his or her  
interest in the subject property;
- (2) The name and address of the owner, if different from the  
applicant;
- (3) The address or location and the city assessor's chart,  
block and lot number of the subject property;
- (4) The present use and zoning classification of the subject  
property;
- (5) Plot plan showing sufficient monumentation to indicate  
the location of all structures existing and proposed in  
relation to the lot lines. Such a plan must be prepared  
by a State of Maine Registered Land Surveyor. If, in the  
opinion of the surveyor, sufficient monumentation is not  
available, then a standard boundary survey will be  
necessary to meet the requirements of this section.

(c) Purpose. The purpose of setback reductions is to  
validate the situs of mislocated single-family, owner-occupied  
residential structures and those structures accessory thereto,

which are not otherwise legally sited and which were in existence on (date of passage). *November 15, 1993*

(d) *Conditions for setback reductions.* Setback reductions which may be granted by the zoning administrator are subject to the following conditions:

- (1) The sole use of the property is (and, if the application should be granted, will remain) as a single-family detached dwelling.
- (2) The property is located in R-1, R-2, R-3, R-4, R-5, R-6, IR-1, IR-2, IR-3 or RP zones.
- (3) The reduction sought can not be reduced by more than the following:

IR-1, IR-2, IR-3, R-3, RP, R-1 R-2, R-4 and R-5 zones:

Front yard: Ten (10) feet  
Rear yard: Ten (10) feet  
Side yard: Five (5) feet

R-6 zone:

Front yard: Five (5) feet  
Rear yard: Ten (10) feet  
Side yard: Five (5) feet

- (4) No relief may be granted under this section in cases where the building authority determines that the setback violation was the result of a willful act by either the applicant or a prior owner.
- (5) This section shall only apply to the inadvertent misplacement of a structure.
- (6) *Recording of setback reduction.* The zoning administrator shall provide a signed instrument in recordable form, indicating any setback reduction granted under the terms of this section. The applicant for such reduction shall be responsible for recording this instrument in the Cumberland County Registry of Deeds.





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION: 118 Webb Street  
Date of issue: July 7, 1978

Issued to: B & D Builders

This is to certify that the building, premises, or part thereof, at the above location, has been found to conform to the requirements of Zoning Ordinance No. 78/A Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

CHANGED TO: requirements of Zoning Ordinance No. 78/A Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

ENTIRE

Limiting Conditions:

APPROVED OCCUPANCY

Single Family Dwelling

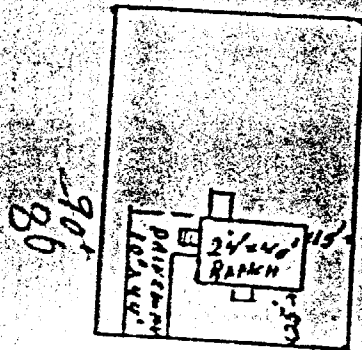
This certificate supersedes certificate issued

Approved: 7-7-78  
(Date)

Inspector

Notice: This certificate identifies the actual use of building or premises, and ought to be transferred from owner to new owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

*Paul E. ...*  
Inspector of Buildings



82'

WEBB ST.

SHEET-262-C-11-12-13

HOUSE NUMBER 116-120

RE  
DE  
DEPT.  
CITY

PLOT #  
B.D. B.  
WEBB

NOTES

1-6-78 Not started anything  
 1-17-78 Same - ing  
 2-1-78 Same - ing  
 3-1-78 Same - ing  
 3-28-78 Same - ing  
 3-31-78 Has footer in already - getting  
 form sup at 3'4" on PT side → monitor  
 other side - Appears to have 25'  
 front set back but there are NO stakes  
 in ground → called Di Brise to notify  
 him of doubt of front lot  
 line - ing  
 4-3-78 HAS WALL JOINED - NO  
 one on site - Di Brise says  
 there is a 2' set back -  
 No stakes put ing  
 4-3-78 pm - Remembering form  
 Di Brise not present ing  
 4-10-78 HAS the modular  
 here on foundation - Not  
 back filled - ing  
 4-24-78 putting in sewer  
 line - Not much more done - ing  
 4-28-78 ready for closing  
 elec & plug ok, but no plug  
 approval - ing - pick up  
 B & D Blends of this - ing  
 6-5-78 locked up - No  
 one working - ing  
 6-22-78 Same - ing  
 7-7-78 Final insp -  
 told contractor to secure  
 lallys - Elec & Plug  
 in ing

Permit No. 78/0011  
 Location 1181 9th St.  
 Owner C. B. & D. Builders  
 Date of permit 12-30-77  
 Approved 1-5-78 2444c

Permit # 0392 City of Portland BUILDING PERMIT APPLICATION Fee \$65.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Richard A. Henderson Phone # 774-7986  
 Address: 118 Webb St. Portland, Maine 04102  
 LOCATION OF CONSTRUCTION 118 Webb St.  
 Contractor: Self Sub: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Est. Construction Cost: \$9,000 Proposed Use: single family  
 Past Use: single family  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion To construct a 12 X 12 addition

For Official Use Only **PERMIT ISSUED**  
 Date May 14, 1990 Subdivision: \_\_\_\_\_ Name \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Lot MAY 18 1990  
 Bldg Code \_\_\_\_\_ Ownership: City Of Portland Public \_\_\_\_\_  
 Time Limit \_\_\_\_\_  
 Estimated Cost \$9,000  
 Zoning: R-3 Residence  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other (Explain) OK W/LETTER 5-17-90

**Foundation:**

1. Type of Soil: \_\_\_\_\_
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
3. Footings Size: \_\_\_\_\_
4. Foundation Size: \_\_\_\_\_
5. Other \_\_\_\_\_

**Floor:**

1. Sills Size: \_\_\_\_\_ Sills must be anchored.
2. Girder Size: \_\_\_\_\_
3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_ Spacing 16" O.C.
4. Joists Size: \_\_\_\_\_ Size: \_\_\_\_\_
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_
6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_
7. Other Material: \_\_\_\_\_

**Exterior Walls:**

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
2. No. windows \_\_\_\_\_
3. No. Doors \_\_\_\_\_
4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_
6. Corner Posts Size \_\_\_\_\_
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_
10. Masonry Materials \_\_\_\_\_
11. Metal Materials \_\_\_\_\_

**Interior Walls:**

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
2. Header Size: \_\_\_\_\_ Span(s) \_\_\_\_\_
3. Wall Covering Type \_\_\_\_\_
4. Fire Wall if required \_\_\_\_\_
5. Other Materials \_\_\_\_\_

**Ceiling:**

1. Ceiling Joists Size: \_\_\_\_\_
2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_
3. Type Ceiling: \_\_\_\_\_
4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
5. Ceiling Height: \_\_\_\_\_

**Roof:**

1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_
2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
3. Roof Covering Type \_\_\_\_\_

**Chimneys:**

Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

**Heating:**

Type of Heat: \_\_\_\_\_

**Electrical:**

Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

**Plumbing:**

1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_
2. No. of Tubs or Showers \_\_\_\_\_
3. No. of Fixtures \_\_\_\_\_
4. No. of Lavatories \_\_\_\_\_
5. No. of Other Fixtures \_\_\_\_\_

**Swimming Pools:**

1. Type: \_\_\_\_\_
2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_
3. Must conform to National Electrical Code and State Law.

Permit Received By Latini

Signature of Applicant Richard A. Henderson Date May 14, 1990

Signature of CEO \_\_\_\_\_ Date \_\_\_\_\_

Inspection Dates \_\_\_\_\_

**WITH LETTER**

127 Mrs. Lane