

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-0257	Issue Date:	CBL: 351 A039001
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Location of Construction: 1738 Washington Ave	Owner Name: Reynolds Charles C &	Owner Address: 1738 Washington Ave	Phone: 207-878-0462
Business Name: n/a	Contractor Name: KKB Construction	Contractor Address: 267 Maine Ave Portland	Phone: 2073299854
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family / Add roof to 14' x 12' deck, install door from kitchen.	Permit Fee: \$58.00	Cost of Work: \$4,036.80	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>BOCA 1999</i>	

Proposed Project Description:
Add roof over 14' x 12' deck and install door.

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature: <i>[Signature]</i>	Date:

Permit Taken By: gg	Date Applied For: 03/26/2002	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: <i>[Signature]</i> <i>4/4/02</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:	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>
	<p><i>depu</i> <i>sc-14-t28</i> <i>10' rear</i> <i>ol</i></p>		

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 020257

This is to certify that Reynolds Charles C &/KKB Construction
has permission to Add roof over 14' x 12' deck and install floor.
AT 1738 Washington Ave 351 A039001

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 laid 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 _____
Department Name


Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

House roof

2x10 To Tie rafters onto house

Rafters
2x8 16" o/c
4/12 Pitch

Roof 25yr IKO Shingles
6" drip edge on outside edges
Ice + Water around all outside
edges (Grace Brand)

House SKIRT

garage roof

Deck size

12' deep x 14' wide

✓ Carrying Timber
2x8 3 pcs

Header over Door 2x6-2pc

House

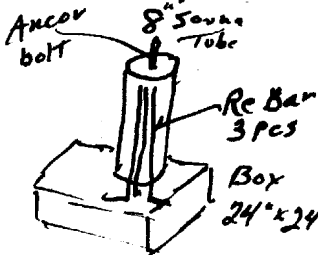
headroom
6'8" min

Phywoods
entry door 9'0c

boards
inside
36" ht.
Cedar
shingles
outside

3'x6' full
glass w/ storm

garage



✓ min. 4ft
below grade

Floor joists
2x8 16" o/c
12' - OK Carrying
Timber

PT 2x8 - 3 wide

7'5 span - OK

4x4
Posts

Steps 3 stringers
max rise 7 3/4"
min tread depth 10"
rise or tread max
diff. 1/4"

2x2 balusters
3 1/2" spacing
36 high

SENT BY: *Side*

10- 9-97 ; 7:37AM ;

SWETT INS MAINE-

207 839 4558;# 3/ 4

73'74'
90
142.44 Back
190 Front
136.02
11275 sq. ft.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

John R. & Elizabeth J. Boone
PO Box 285
Portland, ME 04112

RE: 1738 Washington Avenue, cor. Shepherd Ln -351-A-39

August 26, 1997

Dear Mr. & Mrs Boone,

I am in receipt of your application for a Setback Reduction Permit For Existing Structures. After a review of the information that you submitted, I have concluded that you do not require this specialize exception. That section of the ordinance is to validate the situs of mislocated single family dwellings. I believe that your single family dwelling meets the Zoning Ordinance. I have enclosed a copy of Section 14-428 on corner lots. Your rear yard may be reduced down to that of a side yard under certain circumstances. I have found that you very definitely meet those circumstances under this provision.

It is my opinion that your dwelling is properly sited and that you are not in need of the application you applied for today. You may bring in your receipt for a partial refund. If you have any other question regarding this matter, please do not hesitate to contact me.

Existing facing long side- aggregate of yards		Required setbacks if facing on short side	
Front yard	25 feet	Front yard	25 feet
Rcar yard	1821 feet	Rear yard	25 feet
Side yard -rt	30 feet	Side yard -rt	14 feet
Side yard -lft	49 feet	Side yard -lft	14 feet

Other setbacks should have no change

TOTALS ~~125~~ feet is greater than ~~78~~ feet
122 still greater than \rightarrow

A copy of this letter will be placed in your microfiche building file.

Very Truly Yours,

Marge Schmuckal

Marge Schmuckal
Zoning Administrator

cc: P. Samuel Hoffses, Chief of Inspection Services

ok
bt coverage
 $11275 \times 25\% = 2818.75$

2 2
576
160
934
2x4 = 168
18404

lot is 73' 74"

49 ft

Garage

21 ft

House

Proposed Deck

18 ft

OK

per A-428

30 ft

lot size 142.44

Neighbor's Back yard

WASHINGTON AVENUE

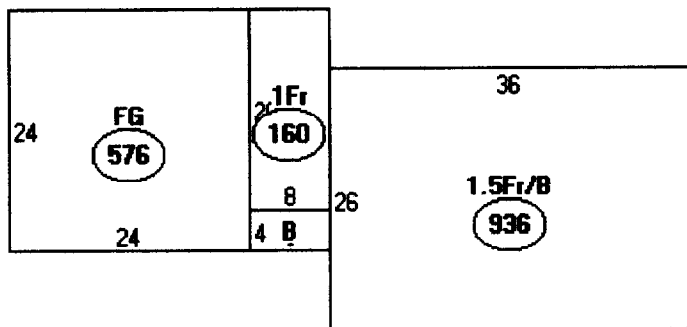
lot size front 136.02

- 31 feet

neighbor's home

lot size 90ft

Shepherd LANE



Descriptor/Area

A: 1.5Fr/B
936 sqft

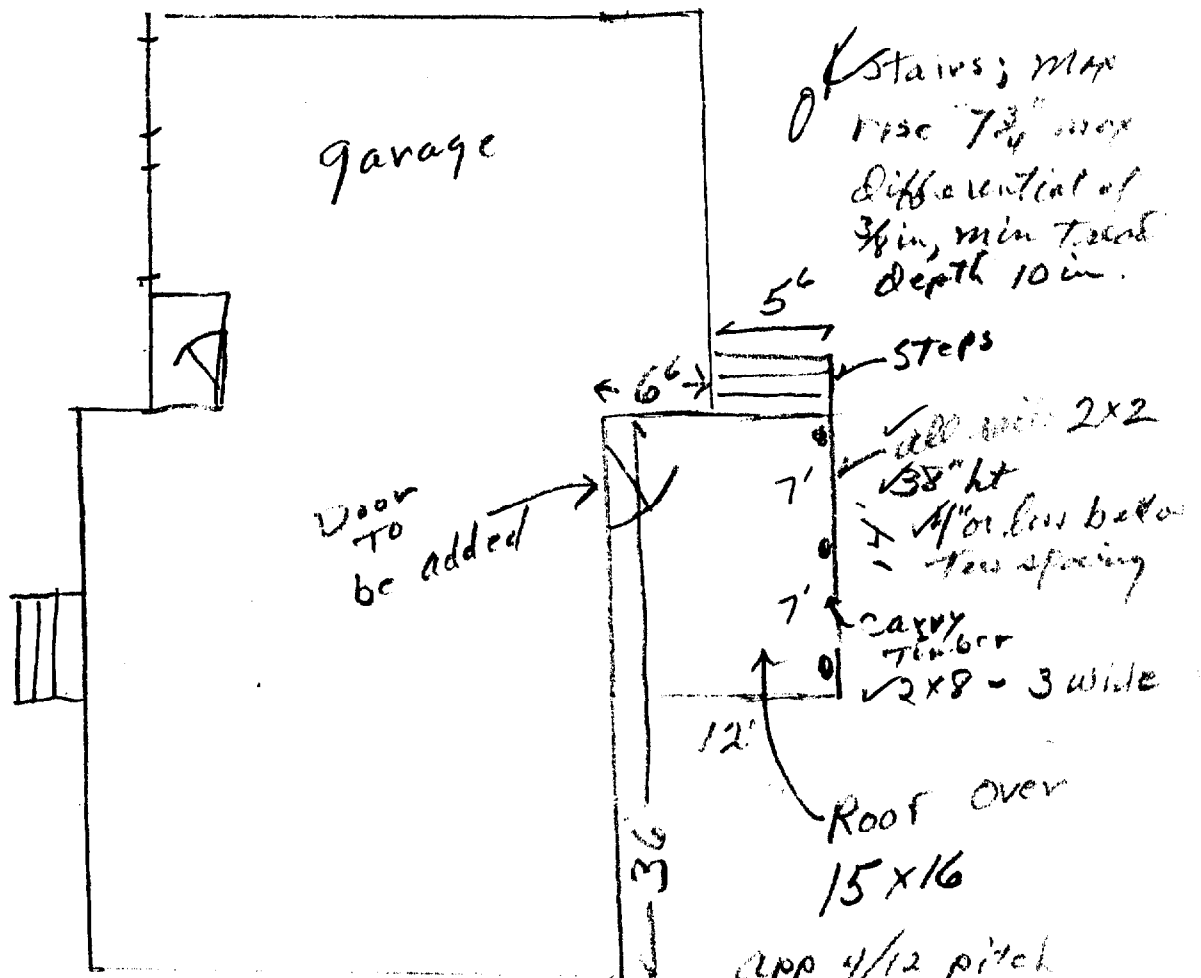
B: OFP
32 sqft

C: 1Fr
160 sqft

D: FG
576 sqft

Add Deck w/ roof over / with steps
 14' x 12'

not to scale



Stairs; Max
 rise 7 3/4" max
 differential of
 3/8 in, min tread
 depth 10 in.

Door
 to
 be added

Steps

all with 2x2
 138" ht
 14" or less below
 two spacing

carry
 timber
 2x8 - 3 wide

Roof Over
 15x16

app 4/12 pitch
 open sides

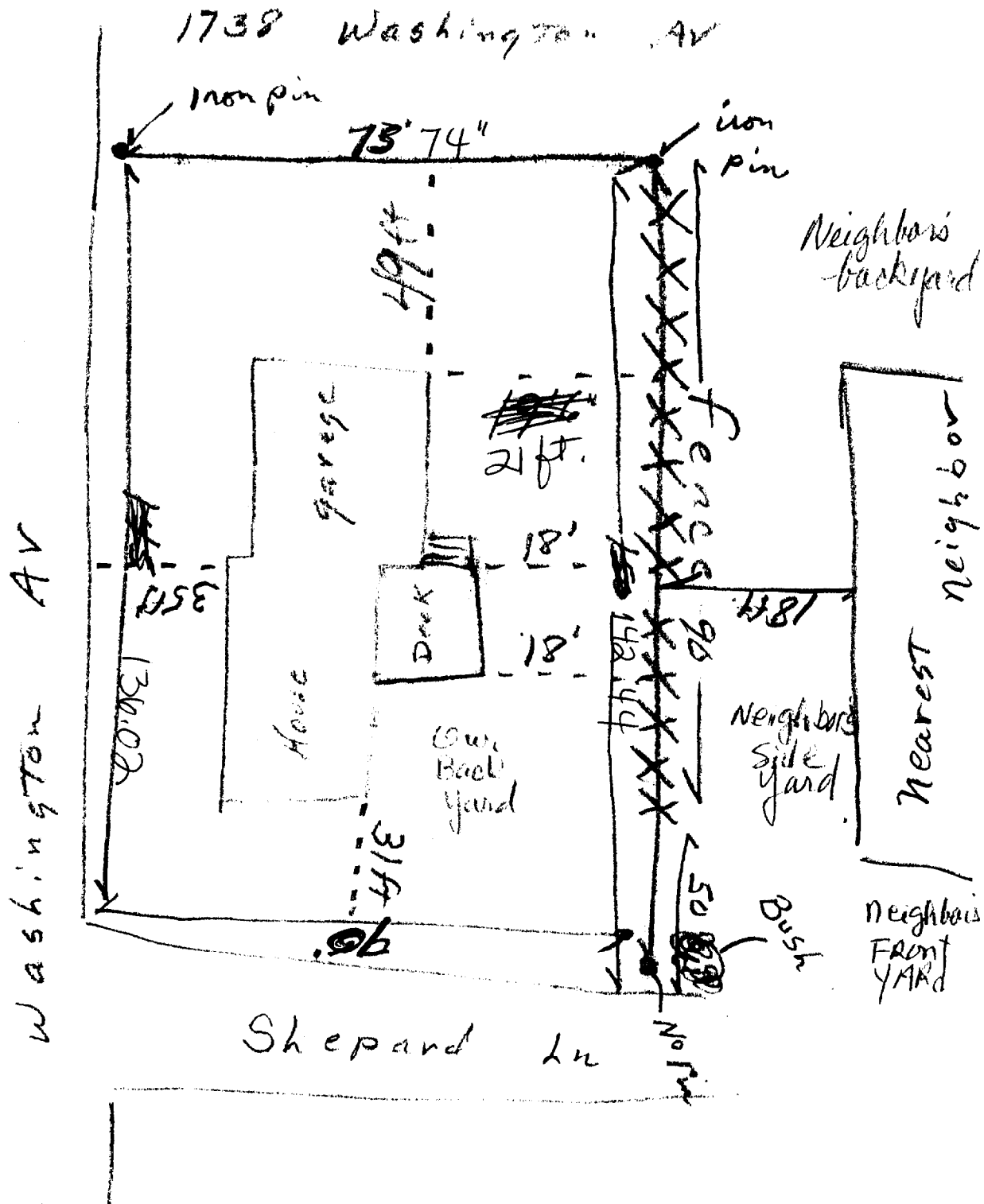
- Deck 26'
- limbs 2x8 pt
- posts 2x4 12' OK
- Carrying timber 3x8 pt OK
- roof sheathing 5/8" CDX
- rafters 2x8 @ 12' OK
- 25yr shingles

4x4 posts

• = Corner post

Proposed addition
Property Lines

Property Lines




060926

WARRANTY DEED - SHORT FORM DEEDS ACT
33 M.R.S.A. Section 761 et seq.


MAINE REAL ESTATE TAX PAID

KNOW ALL BY THESE PRESENTS, that We, John R. Boone and Elizabeth J. Boone, of Portland, in the County of Cumberland and State of Maine, for valuable consideration received, hereby grant to Charles C. Reynolds and Diane M. Reynolds of Portland, in the County of Cumberland and State of Maine, as **JOINT TENANTS**, with **WARRANTY COVENANTS**, that certain lot or parcel of land, with any buildings thereon, located at 1738 Washington Avenue, Portland, in the County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

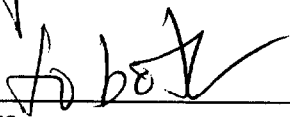
IN WITNESS WHEREOF, We have hereunto set our hands and seals on October 9, 1997.




Witness



John R. Boone



Witness

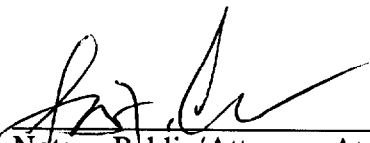


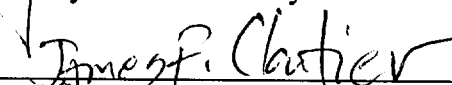
Elizabeth J. Boone

STATE OF MAINE
Cumberland, ss:

On October 9, 1997, personally appeared the above-named John R. Boone and Elizabeth J. Boone and acknowledged the foregoing deed to be their free act and deed.

Before me,



Notary Public/Attorney At Law


Type or Print Name

All Purpose 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>1738 Washington Ave. Portland Me. 04103</u>		
Total Square Footage of Proposed Structure <u>168 Sq. ft.</u>	Square Footage of Lot <u>11275 Sq. ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>351</u> Block# <u>A</u> Lot# <u>039</u>	Owner: <u>Charles & Diane Reynolds</u>	Telephone: <u>578-0462</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Charles & Diane Reynolds</u> <u>1738 Washington Ave. Ext.</u> <u>Portland, Me. 04103</u>	Cost Of Work: \$ <u>4036.00</u> Fee: \$ <u>58.00</u>
Current use: <u>Home's Backyard Single family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Install door from kitchen onto a 14x12 deck to lead</u> Project description: <u>out to the backyard and add roof to deck.</u>		
Contractor's name, address & telephone:		<u>KKB Const</u>
Who should we contact when the permit is ready:		<u>Diane Reynolds</u>
Mailing address: <u>1738 Washington Avenue Ext.</u> <u>Portland, Me. 04103</u>		<u>267 Maine Ave</u> <u>(329-9854 cell)</u>
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: <u>878-0462</u>		

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: <u>Diane M. Reynolds</u>	Date: <u>3/21/02</u>
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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

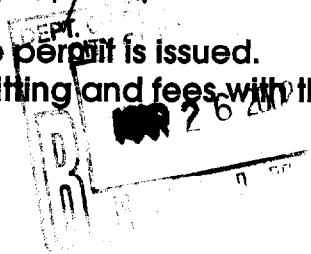


EXHIBIT A/SCHEDULE A
LEGAL DESCRIPTION OF PROPERTY LOCATED
in Cumberland County at
1738 Washington Avenue, Portland, Maine

A certain lot or parcel of land with the buildings thereon situated on Shepard Lane, in the City of Portland, County of Cumberland, and State of Maine and being Lot No. 1 as shown on Plan of Greenwood Acres, dated December 12, 1967, recorded in the Cumberland County Registry of Deeds in Plan Book 78, Page 13, and designated Section Z.

Meaning and intending to convey and hereby conveying the same premises conveyed to John R. Boone and Elizabeth J. Boone by deed of Frederick B. Finberg dated May 11, 1995 and recorded in the Cumberland County Registry of Deeds in Book 11915, Page 323.

RECEIVED
RECORDED REGISTRY OF DEEDS

1997 OCT 10 PM 2: 37

CUMBERLAND COUNTY

John B. O'Brien