

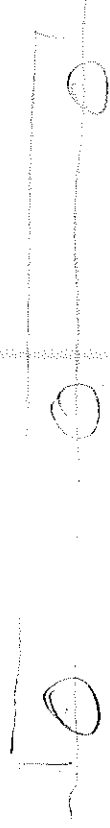
5/24/02

Ok Sma dep't - ok

Ok Setbacks - Rear set back (18')
is very tight & does not allow for
overhang at edge of deck -
Tagged & put Caution note on tag

5/28/02 - Dave Keller Ceiling - we discussed
Rear Setbacks - he is going to move Sma's back 6'

7/3/02 checked Framing and Verified correct setbacks QR



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 inspection must be given and when permission procured before this building or part thereof is occupied 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

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

House roof

2x10 To Tie ratters 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

Deck Size

12' deep x 14' wide
Carrying Timber
2x8 3 pcs

Garage roof

House

boards
inside
36" ht.
Cedar
shingles
outside

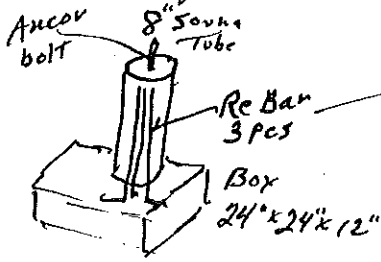
Header over Door 2x6-2pc
headroom
6'8" min
entry door 9 loc

3' x 6' 8" Full
glass w/ storm

Garage

Steps 3 stringers
max rise $7\frac{3}{4}$ "
min tread depth 10"
rise or tread max
diff. $\frac{1}{4}$ "

2x2 balusters
3 1/2" spacing
36 high



Floor joists
2x8 16" o/c
12' - OK Carrying
Timber
PT 2x8 - 3 wide
7' span - OK

4x4
posts

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 -551-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
Rear yard 1821 feet	Rear yard 25 feet
Side yard -rt 30 feet	Side yard -rt 14 feet
Side yard -lt 49 feet	Side yard -lt 14 feet

TOTALS ¹²⁵ feet is greater than ¹²² feet *Still greater than* 78 feet

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

Very Truly Yours,

Over setbacks should have no change
Marge Schmuckal

Marge Schmuckal
Zoning Administrator

cc: P. Samuel Hoffses, Chief of Inspection Services

*1576
160
934
34 = 168
1840**

*1st corner
1275 x 2506 = 2818775*

lot is 73'74"

49 ft

Garage

House

- 31 feet

Proposed Deck

21 FT

15 FT

PO A-28

30 FT

lot size 142.44

lot size front 136.02
WASHINGTON AVENUE

LOT SIZE 90 FT

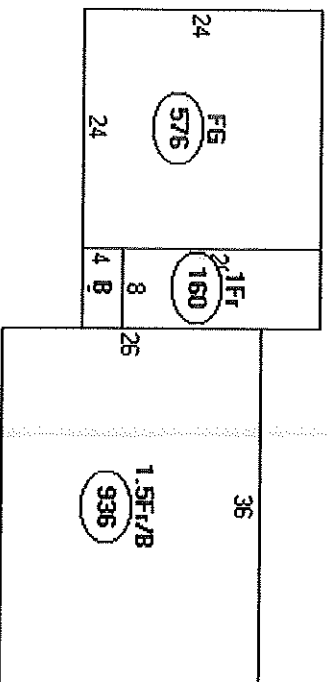
Shepherd hAVE,

Neighbor's
Back
yard

Neighbor's
Home

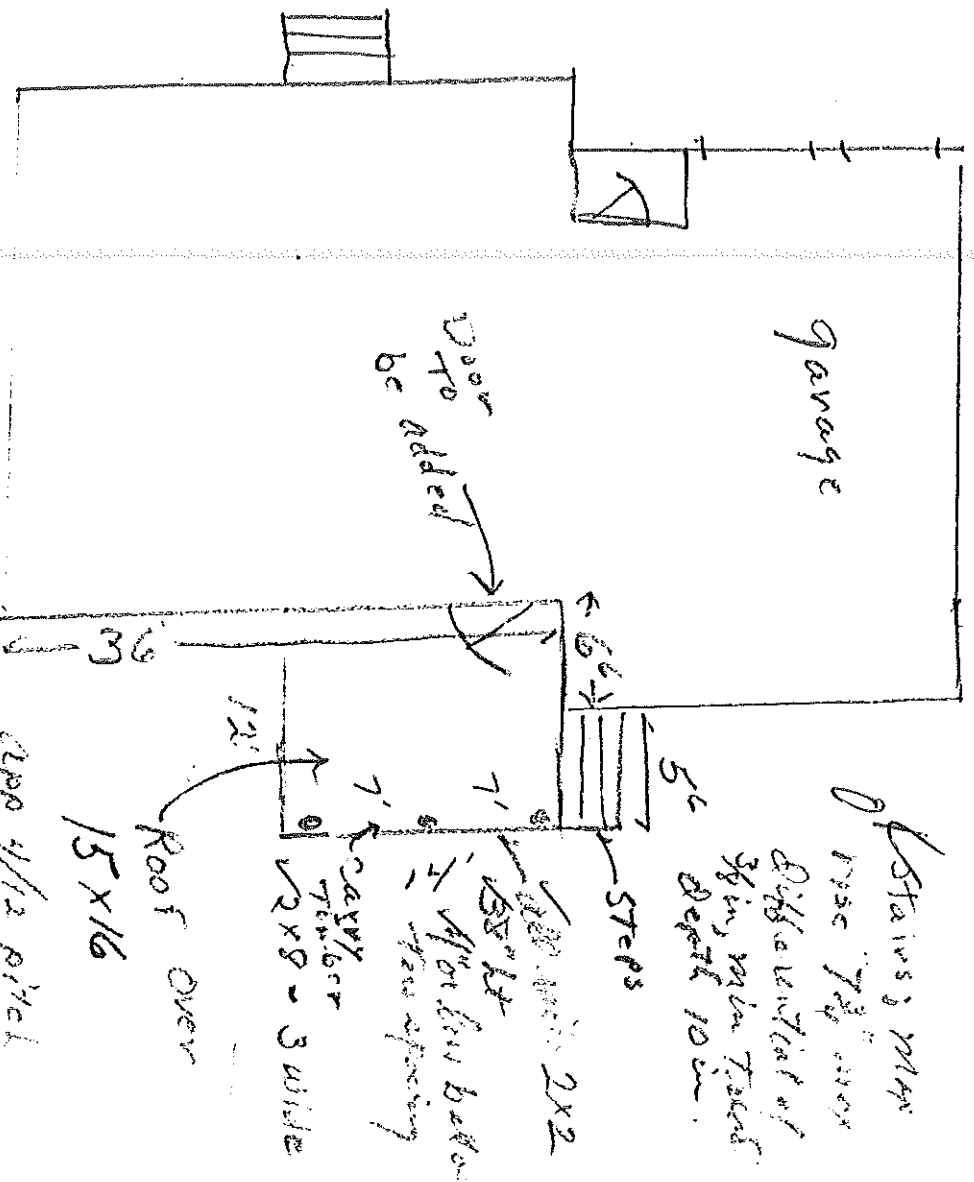
Descriptor/Area

- A: 1.5Fr/B
936 sqft
- B: 0FP
32 sqft
- C: 1Fr
160 sqft
- D: FG
576 sqft



Alcl Deck w/ roof over/walk steps
 14' x 13

not to scale



Staircase made
 use 7/8" iron
 Diameter of
 stringer face
 depth 10 in.

100 min 2x2
 5/8" bolt
 4" or less below
 floor opening

Steps
 7"
 7"
 7"
 12'
 Roof over
 15' x 16'

carry
 2x8 - 3 wide

app 1/2 inch
 open side

4x4 posts

Deck
 14' x 13
 PT
 12' - OK
 Carrying 3x8
 roof sheathing 5/8" CDX
 rafters 2x8 RD 12' OK
 25 ps Skingies

● = Corner post

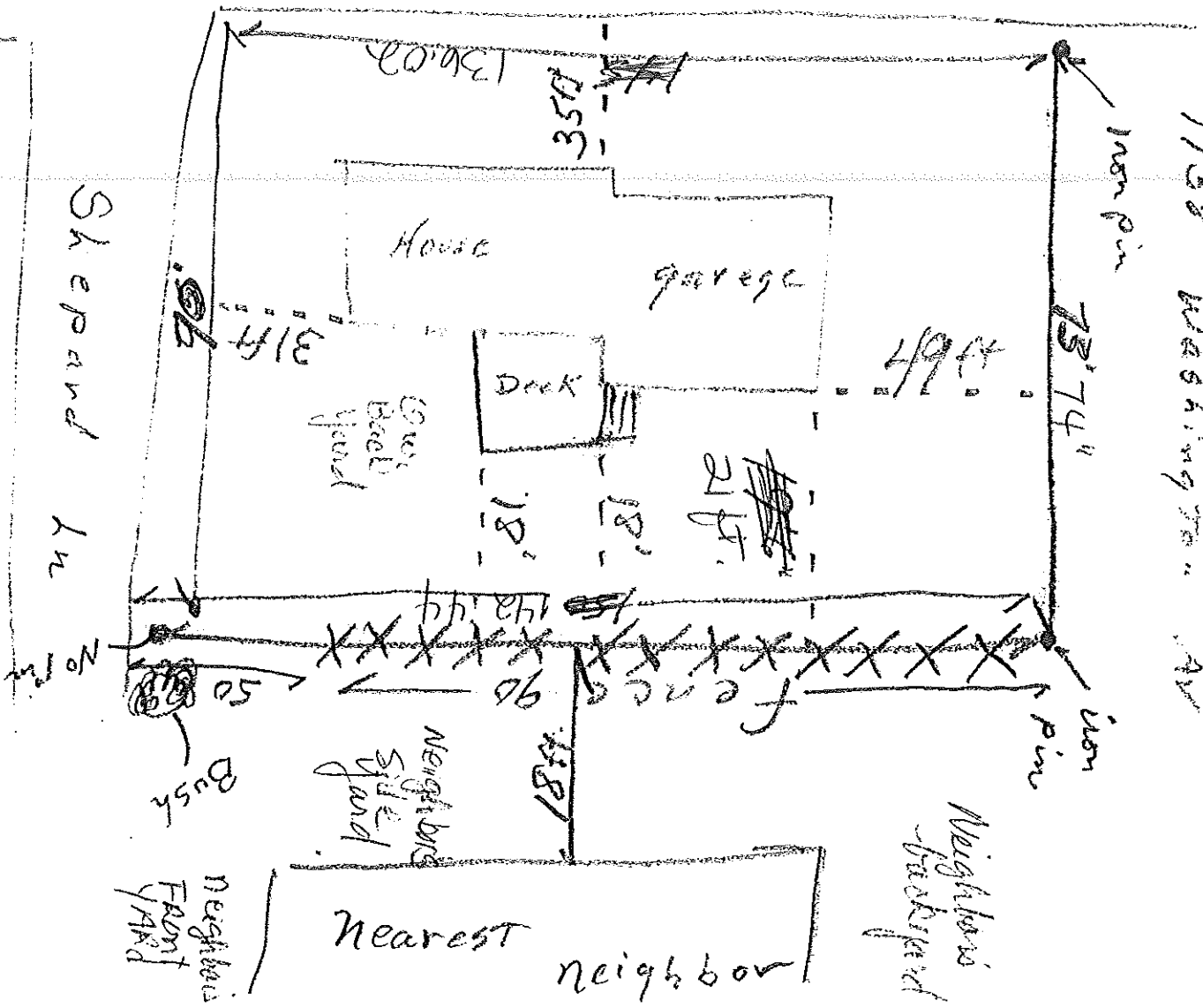
Proposed addition

Property lines

1738 Washington Av

Washington Av

Shepard Av



06092G

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

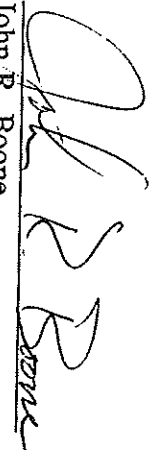
KNOW ALL BY THESE PRESENTS, that We, John R. Boone and Elizabeth J. Boone, of Portland, in the County of Cumberland and State of Maine, for valuable consideration received, hereby grant to Charles C. Reynolds and Diane M. Reynolds of Portland, in the County of Cumberland and State of Maine, as **JOINT 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.

MAINE REAL ESTATE TAX PAID

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



Witness



John R. Boone



Witness

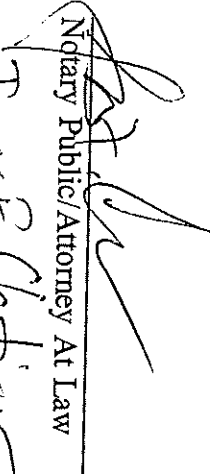


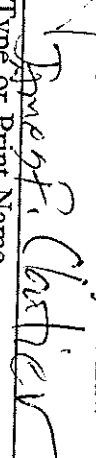
Elizabeth J. Boone

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 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>	Applicant name, address & telephone: <u>Charles + Diane Reynolds</u> <u>1738 Washington Ave. Ext. 1</u> <u>Portland, Me. 04103</u>	Cost Of Work: \$ <u>4036.50</u>	Telephone: <u>878-0462</u>	
Lessee/Buyer's Name (if Applicable)		Applicant name, address & telephone: <u>Charles + Diane Reynolds</u> <u>1738 Washington Ave. Ext. 1</u> <u>Portland, Me. 04103</u>		Cost Of Work: \$ <u>58.00</u>	Fee: \$ <u>58.00</u>
Current use: <u>Home w/ Backyard</u>		Single Family			
If the location is currently vacant, what was prior use: _____		Approximately how long has it been vacant: _____			
Proposed use: <u>one small deck on kitchen onto a 14x12 deck to lead</u>		Project description: <u>cut to the back yard and add new deck.</u>			
Contractor's name, address & telephone: _____		KKB const			
Who should we contact when the permit is ready: <u>Deane Reynolds</u>		267 Maine Ave			
Mailing address: <u>1738 Washington Avenue Ext.</u>		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: <u>988-0462</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: Deane M. Reynolds Date: 3/21/02

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

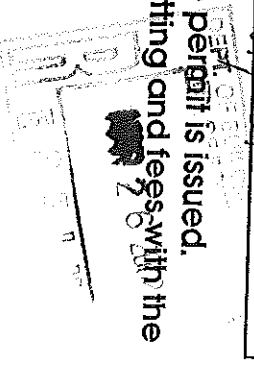


EXHIBIT A/SCHEDULE A
LEGAL DESCRIPTION OF PROPERTY LOCATED
in Cumberland County at
1738 Washington Avenue, Portland, Maine

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