

Change to screened-in porch plan

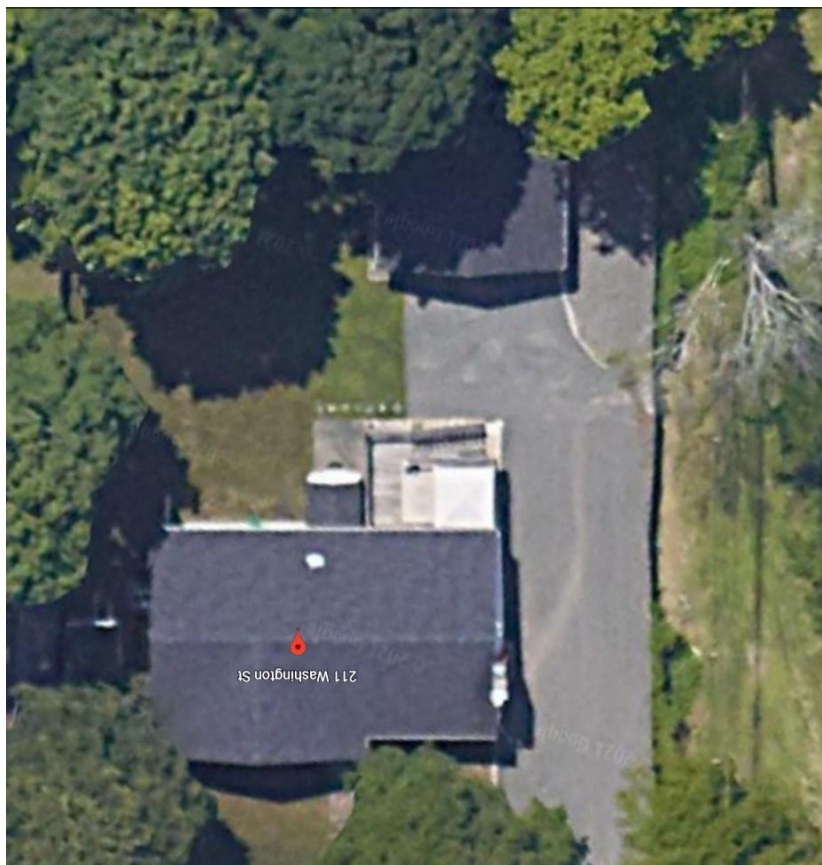
Address: 211 Washington St. in Reading.

Owners: Michael and Deana McGraw

The previously approved plan was to replace the existing deck with an 18 ½' x 16' screened-in porch, and to have the stairs extend toward the existing garage.

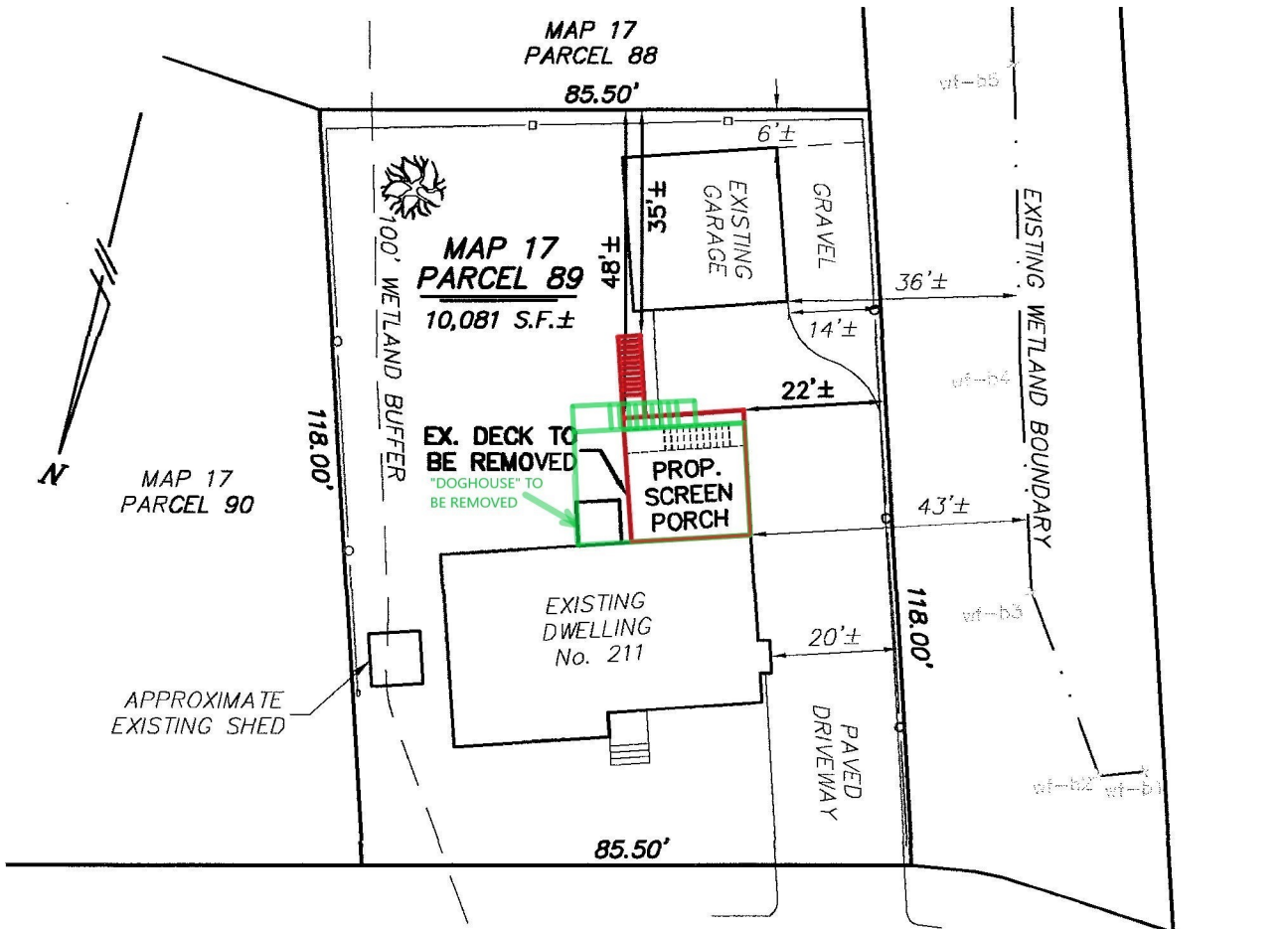
Since the approval, the plan has changed to remove the existing “doghouse” that leads to the basement and to extend the deck to approximately 26 ½' x 14' and to run the stairs along the deck. The additional deck area will all be on the side of the deck furthest from the wetland and will be covering area that is currently either the existing doghouse or concrete. A Google Maps image of the house with existing deck and doghouse is shown below for reference. A sketch of the previously approved porch plan is shown on the next page in red, and the updated plan is shown in green.

We also get standing water in the gravel area next to the garage after heavy rains, so we would also like to dig that out and replace it with new drainable crushed stone.



PROPOSED PLOT PLAN

211 WASHINGTON STREET
READING, MASSACHUSETTS



WASHINGTON STREET

ELLIOT STREET

11/10/21
HUGO P. FINDEISEN II
No. 45098
[Signature]

ZONE: S-15

MINIMUM SETBACKS: FRONT - 20 FEET
SIDE - 15 FEET
REAR - 20 FEET

100 FOOT WETLAND BUFFER
NOTE: GARAGES ALLOWED WITHIN 5 FEET OF SIDE AND REAR LOT LINES PER SECTION 5.5.1.2(c).

OWNER OF RECORD: MICHAEL & DEANA MCGRAW
211 WASHINGTON STREET
READING, MA 01867

Job No: 521036

SCALE: 1" = 30'

DATE: NOVEMBER 10, 2021

I HEREBY CERTIFY TO THE TOWN OF READING, MASSACHUSETTS BUILDING DEPARTMENT THAT THE EXISTING DWELLING AND GARAGE ARE LOCATED AS SHOWN ON THIS PLAN AND THAT THE STRUCTURES DO COMPLY TO THE MINIMUM BUILDING SETBACKS TO PROPERTY LINES.

I ALSO, HEREBY CERTIFY TO THE TOWN OF READING, MASSACHUSETTS BUILDING DEPARTMENT THAT THE PROPOSED PORCH DRAWN ON THIS PLAN IS PROPOSED AND THAT IT DOES COMPLY TO THE MINIMUM BUILDING SETBACKS TO PROPERTY LINES.

PREPARED BY:

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