

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 060432
MAY - 8 2006
CITY OF PORTLAND

This is to certify that METZMAN ROSS A /Built Last/Jim Ham

has permission to Build a 240 sq ft deck, enclosed porch

AT 56 PARSONS RD

L 139 D035001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State 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 procured before this building or part thereof is started or enclosed-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

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0432	Issue Date: PERMIT ISSUED MAY - 8 2006	CBL: 139 D035001
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Location of Construction: 56 PARSONS RD	Owner Name: METZMAN ROSS A	Owner Address: 56 PARSONS RD	Phone:
Business Name: 	Contractor Name: Built To Last/Jim Ham	Contractor Address: P.O. Box 10905 Portland	Phone: 2076992790
Lessee/Buyer's Name 	Phone: 	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family Home	Proposed Use: Single Family Home- Build a 240 sq ft deck, enclose porch	CEO District: \$12,500.00
Proposed Project Description: Build a 240 sq ft deck, enclose porch		FIRE DEPT: <input type="checkbox"/> Approved
		INSPECTION: Use Group: R3 Type: SB 5/8/06 Signature: <i>[Signature]</i>
		Signature: _____
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
		Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 03/31/2006	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>Sibley MM</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 Landmar <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>APM</i>
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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

Permit No: 06-0432	Date Applied For: 03/31/2006	CBL: 139 D035001
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Location of Construction: 56 PARSONS RD	Owner Name: METZMAN ROSS A	Owner Address: 56 PARSONS RD	Phone:
Business Name:	Contractor Name: Built To Last/Jim Ham	Contractor Address: P.O. Box 10905 Portland	Phone (207) 699-2790
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home- Build a 240 sq ft deck, enclose porch	Proposed Project Description: Build a 240 sq ft deck, enclose porch
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/01/2006
Note: Property owner measured 15' setback from right side. Check to confirm because the deck with the steps will be close. **Ok to Issue:**

2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 05/08/2006
Note: **Ok to Issue:**

1) An additional Sonor tube must be added at the midpoint of each 2" x 10" Girder.

The Girder is being supported at the house by a properly listed hanger and Ledger "RedHeaded" into the Foundation 24" O.C.

Guards must be 36" in height with openings less than 4 inches, Hand rails on stairs must be graspable on one side.

These conditions were discussed with the contractor and agreed upon as a condition of approval

Comments:

5/5/2006-mjn: Investigation revealed that the dimensions on the plat plan do not add up or agree with what is on the face of the earth.

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	139 D035001
Location	56 PARSONS RD
Land Use	SINGLE FAMILY
Owner Address	METZMAN ROSS A 56 PARSONS RD PORTLAND ME 04103
Book/Page	20218/104
Legal	139-D-35 PARSONS RD 54-58 11687 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$87,970	\$103,740	\$191,710

Estimated Assessed Valuation For Fiscal Year 2007"

Land	Building	Total
\$133,200	\$119,600	\$252,800

* Value subject to change based upon review of property status as of 4/1/06.
The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 1951	Style Garrison	Story Height 2	sq. Ft. 1322	Total Acres 0.268	
Bedrooms 3	Full Baths 1	Half Baths 1	Total Rooms 6	Attic Unfin	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
09/01/2003	LAND + BLDING	\$256,250	20218-104
08/01/2002	LAND + BLDING	\$225,000	17913-168

Picture and Sketch

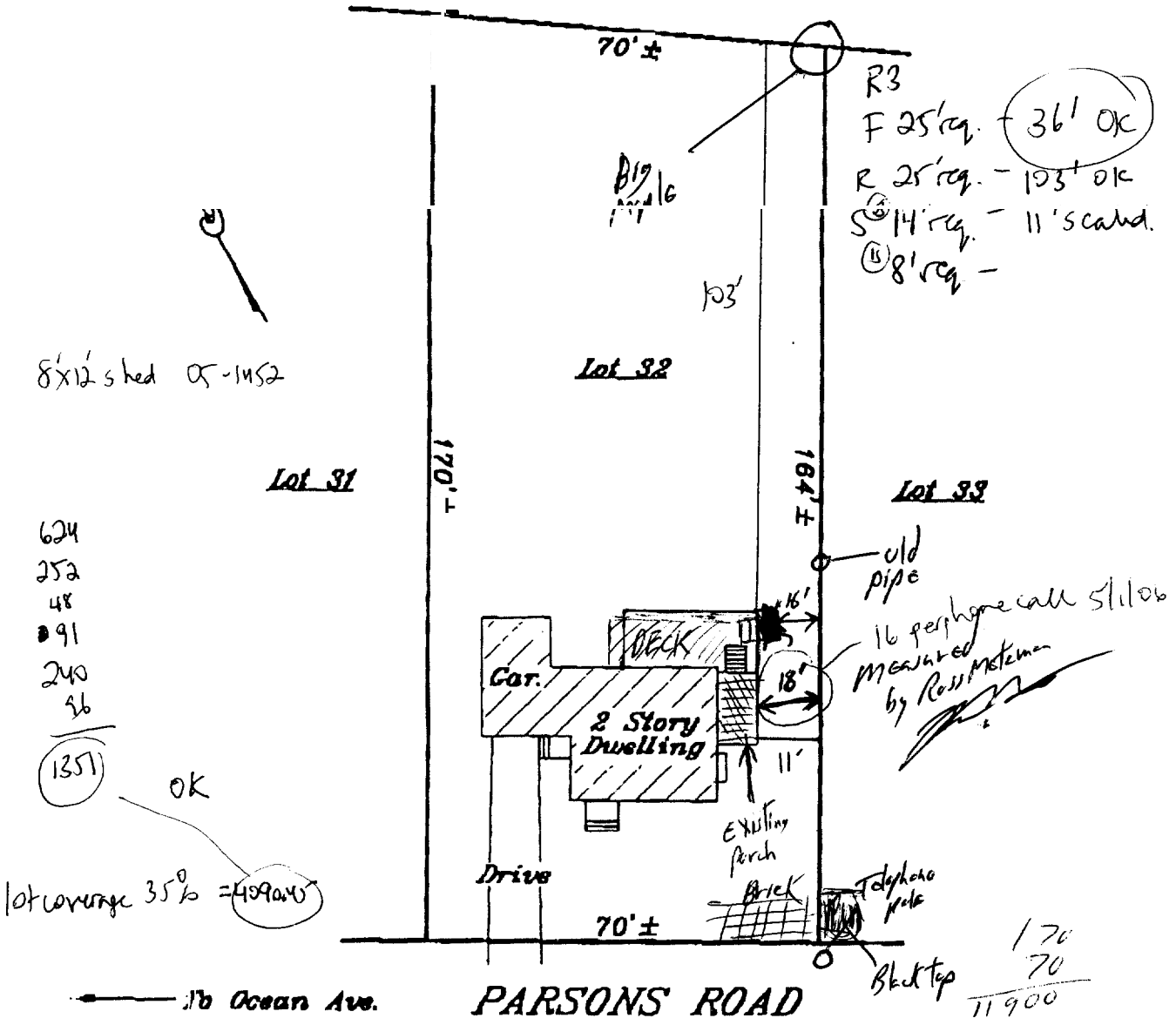
Picture	Sketch	Tax Map
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[Click here](#) to view Tax Roll Information.

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND SHOULD NOT BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

ADDRESS: 56 PARSONS ROAD INSPECTION DATE: JULY 30, 2008
PORTLAND, MAINE SCALE: 1" = 30'



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: DAVID G. STRONG REQUESTING PARTY: FIDELITY TITLE CO.
 OWNER: GERALDINE DOUGHTY ATTORNEY: THOMAS POWERS
 LENDER: [Signature] FILE No. 20812344 FIELD BOOK: 259

TITLE REFERENCES: 8/18/07 YOUR FILE #: T85644
 USED BOOK: 2087 PAGE: 121
NADEAU & LODGE INC.



General Building Permit Application

If por 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>56 Parson's Rd. Portland, Maine</u>		
Total Square Footage of Proposed Structure <u>331 SF</u>	Square Footage of Lot <u>11,607 SF</u> 11,607 SF	
Tax Assessor's Chart, Block & Lot Lot# <u>32</u>	Owner: <u>Ross Metzman</u>	Telephone: <u>207 615-1212</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Ross Metzman</u>	cost Of Work: \$ <u>12,500.00</u> Fee: \$ _____ C of O Fee: \$ _____

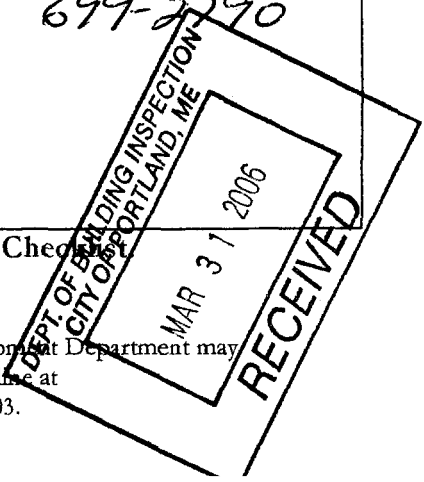
Project description: Build a 240 SF Deck and enclose a now open air porch 7x13' leaving the existing roof and retaining the deck + walls w/ windows + door

Contractor's name, address & telephone: Built to Last / Jim Ham 699-2790

Who should we contact when the permit is ready: ~~XXXXXXXXXXXXXXXXXXXX~~
Phone: ~~XXXXXXXXXXXX~~

Mailing address:
P.O. Box 10905
Portland, ME 04102

Ross Metzman
615-1212

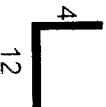


Please submit all of the information outlined in the Commercial Application Check. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

work described in this application is issued, I certify that covered by this permit at any reasonable hour to enforce

Signature of applicant: Ross Metzman Date: 3/31/06



Existing porch roof

11.25" x 1.75" LVL doubled up as new header beam all around porch for doors and windows.

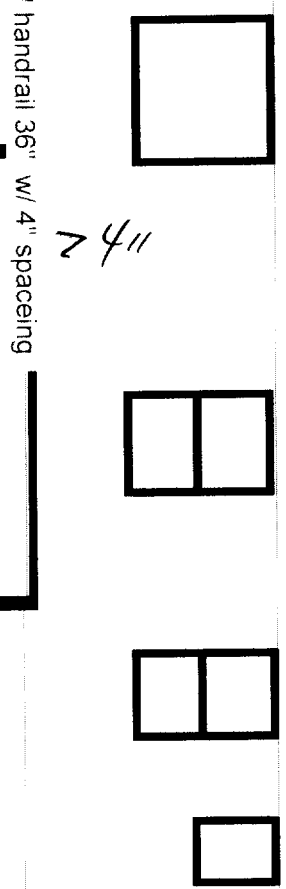
new porch deck

7'9"

new deck

stairs w/ risers either 2 or 3 @ 7.5" rise max w/ 11" treads and safety rail w/ graspable handrail

Existing House



handrail 36" w/ 4" spacing

24"

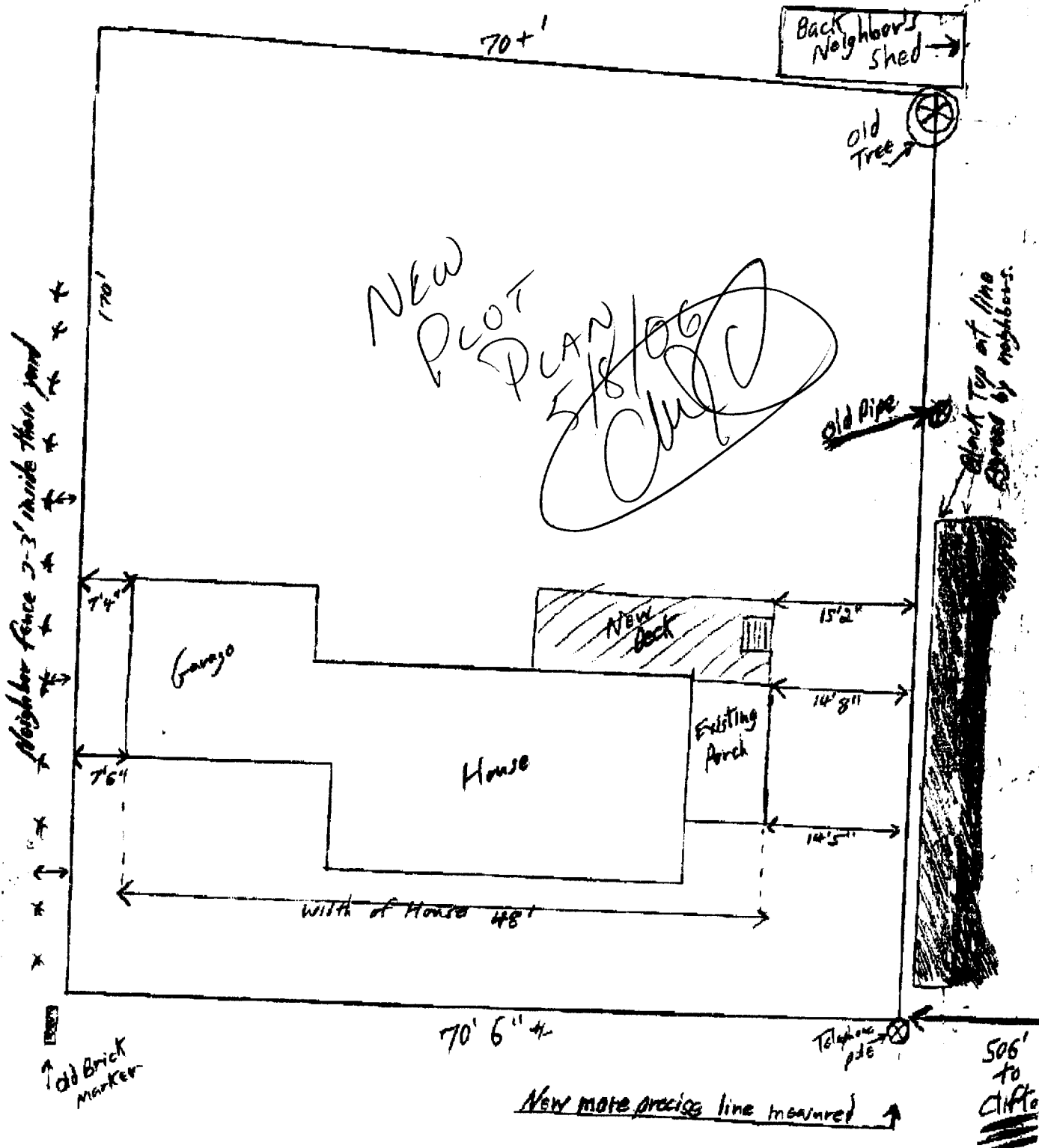
7/4" rise to porch

4'6"

LIVING AREA
sono tube footings 4' deep

56 Parsons Rd., Portland, ME 04103

Rosja Meteman



WARRANTY DEED

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated on the northeasterly side of Parsons Road, in the City of Portland, County of Cumberland and State of Maine, bang lot numbered 32 as shown on plan of land of the Allen Land Company recorded in Cumberland County Registry of Deeds in plan book 35, page 57 and bounded and described as follows: Beginning at a point in the northeasterly ~~side~~ line of Parsons Road, distant five hundred (500) feet, more or less, northwesterly from the intersection of said side line of Parsons Road with the westerly side line of Parsons Road with the ~~westerly side line of Clifton Street~~ thence at a right angle northeasterly one hundred sixty-four and eight hundredths (164.08) feet, more or less, to a point in the northeasterly boundary line of land formerly of the Allen Land Company; thence northwesterly by said boundary line seventy and twenty-four hundredths (70.24) feet, more or less, to a point; thence southwesterly and at a right angle with said Parsons Road, one hundred sixty-nine and eighty-four hundredths (169.84) feet more or less, to the northeasterly sideline of said Parsons Road; thence at a right angle southeasterly and by the side line of said Parsons Road seventy (70) feet, more or less, to the point of beginning.

METZMAN-P



Ross A. Metzman
56 Parsons Rd.
Portland, ME 04103
7May2006

To Whom This May Concern:

I enclose the plot plan with explanations for the work at 56 Parsons Rd. I apologize for first rough and inaccurate plot plan. Submitting a more thorough and precise plan did not seem necessary at the time since the easterly property line was too clear to me and my neighbors through measurements, landmarks and history. An older plot plan in the city files, only recently brought to my attention, is incorrect with regards to house location within the property lines.

The easterly boundary is, indeed, the most critical and after reviewing the deed and taking multiple measurements, it is verified to the greatest extent possible without a new survey that this line is no less than 500 feet from the westerly side of Clifton St., as indicated in the deed. All that remains is for someone to physically come to the site and verify the house location and these measurements. Please do this as soon as possible to avoid further loss of time and money. I only wish I could have known about this conflict sometime within the 5 weeks since I had first submitted the permit.

Thank you for your time and effort.

Sincerely,



Ross A. Metzman

**Evidence for actual measured lines at 56 Parsons Rd.
Prepared by Ross A. Metzman, 56 Parsons Rd., Portland, ME
04103. 7May2006**

1. **Geraldine Dowdy, the original owner/builder of 56 Parsons who still lives here at The Woods at Canco, insisted that the east line begins where the long-time easterly neighbor Brian Lindsey's blacktop walk ends by his garage which is only a few feet from the line (non-conforming). I was warned by the realtor about this grandfathered encroachment.**
2. **Brian Lindsey agrees that, indeed, our shared line is "clearly" at the blacktop/telephone pole/old pipe line. We easily agreed on this line one year ago when I planted a line of shrubs a couple feet within this fine (entirely on my property).**
3. **Most importantly, the deed for 56 Parsons states a distance of 500 feet from Clifton St. I measured between 504 and 506 feet to the telephone pole (never less than 500 feet). Please see "Exhibit A."**
4. **Other markers of easterly line: Telephone pole, old pipe, old downed wood/brush line, old tree at back, back neighbor's shed eastern edge.**
5. **Jean LaJoy, westerly neighbor, agrees with the westerly line that begins just east of the old brickwork marking at the sidewalk. She states that her fence is located a "couple feet" within her property.**

Please note that my new, more precise, measure is from several inches within the agreed easterly line just to be safe. And that the house is at a slight angle to the road making the east rear side of the house further away from the line than the front.



2-2 x 10 Beam with hangers

8" sono tubes

Concrete footings 4" deep

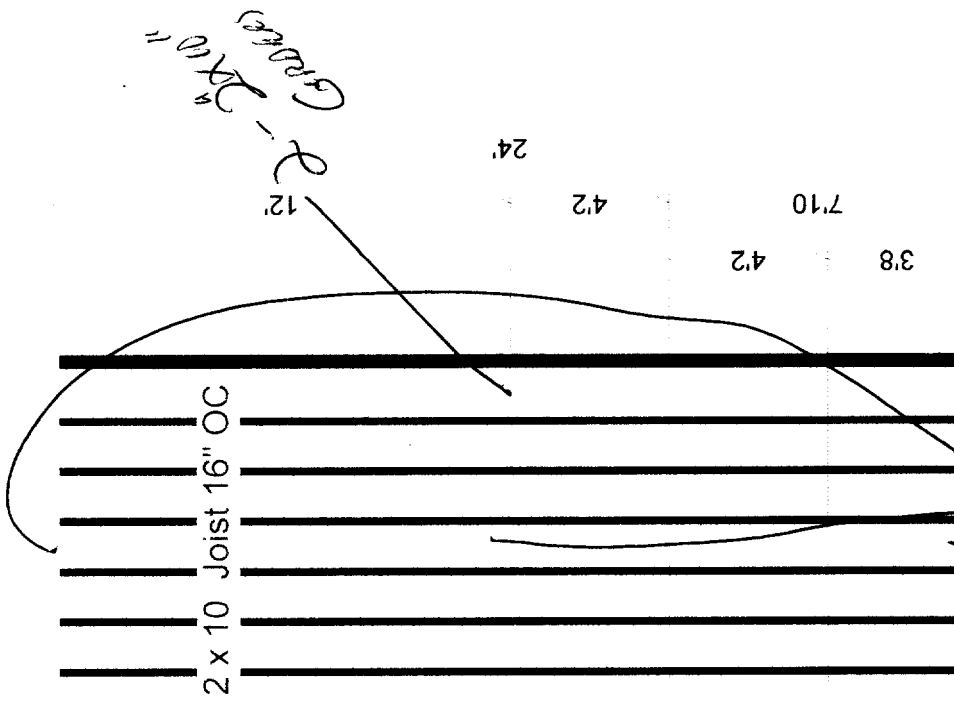
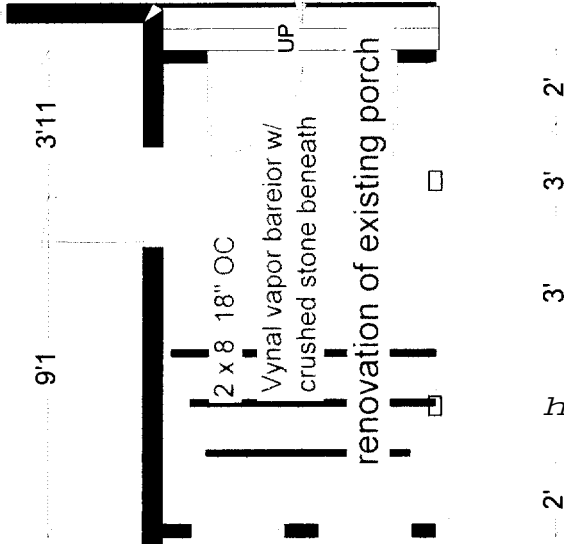
Headers above door and windows on porch will be a surrounding doubled 1.75 x 9.25" LVL beam.

ledgers attached to foundation w/ 1/2 x 5 concrete ancor bolts. porch anchored with Lags to house box beam.

all framing except porch walls to be of pressure treated lumber.

Windows 6 Pella 2"6" x 5' Casment and door pella 5' paito french.

Existing House



3
 8" SONO TUBES
 AT MID POINT
 OF BEAMS
 2" MINIMUM TUBES