

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: 060872 JUL 20 2006 CITY OF PORTLAND

This is to certify that Roma Mary Ellen/Grant Plumber has permission to Change of use: From Single family to a... permit above new 24' x 30' detached garage. This incl AT 40 Colonial Rd 185 C010001

provided that the person or persons... accepting this permit shall comply with all of the provisions of the Statutes of... 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 permit on proceed before this building or part thereof is started or service closed-in. YOUR 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 of 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 ISSUED

Permit No: 06-0872	Issue Date: JUL 20 2006	CBL: 185 C010001
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Location of Construction: 40 Colonial Rd	Owner Name: Roma Mary Ellen	Owner Address: 40 Colonial Rd	Phone: 207-772-1580
Business Name: n/a	Contractor Name: Grant Plummer	Contractor Address: 102 Johnson Hill Rd Casco	Phone: 2076718862
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Dwellings	Zone: RS

Past Use: Single Family	Proposed Use: Change of use; From Single Family to a dwelling unit above the new 24' x 30' two car detached garage. This includes demolition of old garage.	Permit Fee: \$762.00	Cost of Work: \$74,000.00	CEO District: 3
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>7/19/06</i> Signature: <i>[Signature]</i>
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Proposed Project Description:
 Change of use; From Single Family to a dwelling unit above the new 24' x 30' two car detached garage. This includes demolition of old garage.

Permit Taken By: GG	Date Applied For: 06/16/2006	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules 2. Building permits do not include plumbing, septic or electrical work. 3. 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 checked="" type="checkbox"/> Site Plan <i>2006-0127</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>ok w/conditions</i> Date <i>7/13/06</i> <i>ASB</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 <i>ASB</i> Date
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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: 06-0872	Date Applied For: 06/16/2006	CBL: 185 COI0001
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Location of Construction: 40 Colonial Rd	Owner Name: Roma Mary Ellen	Owner Address: 40 Colonial Rd	Phone: 207-772-1580
Business Name: n/a	Contractor Name: Grant Plummer	Contractor Address: 102 Johnson Hill Rd Casco	Phone: (207) 671-8862
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Dwellings	

Proposed Use: Change of use; From Single Family to a two family - new dwelling unit above the new 24' x 30' two car detached garage. This includes demolition of old garage .	Proposed Project Description: Change of use; From Single Family to a two family dwelling unit above the new 24' x 30' two car detached garage. This includes demolition of old garage.
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Comments: 6/20/2006-GG: site plan exemption DENIED. Requires minor site plan. /gg 6/22/2006-amachado: Need full size set of elevation plans, so I can scale the building height. Left message 6/20/06. 7/13/2006-amachado: Received minor site plan review. Received full size set of plans



General 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>40 Colonial Road Portland Maine</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot <u>10,000 sqft.</u>
Tax Assessor's Chart, Block & Lot <u>RS ZONE</u> Chart# Block# Lot# <u>#185 C-010</u>	Owner: <u>Mary Ellen and Timothy Kora</u>	Telephone: <u>772-1580</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Grant Plummer</u> <u>Fieldstone Builders Inc</u> <u>102 Johnson Hill RD CASCO</u> <u>207 998-3455</u>	Cost Of Work: \$ <u>74,000</u> ^{DMC} <u>included</u> Fee: \$ <u>Blk Fee 60.</u> <u>75</u> C of O Fee: <u>101 at 47.62.</u>
Current Specific use: <u>Residential Home w/ 3 car garage</u> <u>DMC</u> If vacant, what was the previous use? Proposed Specific use: <u>convert the 3 car garage into 2 Bay garage with living space above</u> Project description: <u>construct a 2 car garage with living space above</u> <u>24' x 30'</u> <u>tear down existing structure / 3 car garage replace with new structure</u> <u>and foundation</u> <u>changing use of 40 colonial rd to a single family to a single family</u> <u>with apartment over garage for special needs family members.</u>		
Contractor's name, address & telephone: <u>Grant Plummer Fieldstone Builders Inc.</u> <u>671-8862</u>		
Who should we contact when the permit is ready: <u>Grant Plummer</u>		
Mailing address: <u>102 Johnson Hill</u> <u>CASCO Maine 04015</u>		Phone: <u>671-8862</u> <u>Sarah has had</u> <u>application 2 wks</u> <u>to go</u> <u>to determine</u>

Please submit all of the information outlined in the Commercial Application Checklist. 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.

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>Grant F. Plummer</u>	Date: <u>5/23/2006</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Applicant: Mary Ellen Roma

Date: 6/20/06

Address: 40 Colonial Rd

C-B-L: 185-C-10

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built in 1920 - new unit going in new garage. old garage demolished.

Zone Location - R5

Interior or corner lot -

Proposed Use/Work - demo old garage - ~~install~~ ^{build} new 2 story garage w/ dwelling unit

~~Sewage Disposal -~~

~~Lot Street Frontage - 50' min -~~

Front Yard - 20' min. - 55' scaled

Rear Yard - 20' min. - 21' scaled

Side Yard - 1 1/2 stories 8' min. 10' on right scaled
2 stories 12' min. 55.5' on left scaled.

~~Projections -~~

~~Width of Lot -~~

Height - 35' max. - 23.75'

Lot Area - 6,000 sq ft min - 10,000 sq ft

Lot Coverage Impervious Surface - 40% = 4000 sq ft OK. Garage 11 x 30 720
House 1350
2110 sq ft

Area per Family - 3,000 sq ft per dv. for 1 or 2 family - need 6,000.

Off-street Parking - 3 parking spaces required. - 4 shown.

~~Loading Bays -~~

Site Plan - 2006-0127 (minor)

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 13 zone C

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	185 C010001
Location	40 COLONIAL RD
Land Use	SINGLE FAMILY
Owner Address	ROMA MARY ELLEN & TIMOTHY G JTS 40 COLONIAL RD PORTLAND ME 04102
Book/Page	
Legal	185-C-10-11 COLONIAL RD 38-40 10000SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$47,750	\$143,010	\$190,760

Estimated Assessed Valuation For Fiscal Year 2007"

Land	Building	Total
\$61,900	\$189,300	\$251,200

* 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 1920	Style Old Style	Story Height 1.5	sq. Ft. 1680	Total Acres 0.23		
Bedrooms 4	Full Baths 1	Half Baths 1	Total Rooms 7	Attic None	Basement Full	

Outbuildings

Type GARAGE - WD/CB	Quantity 1	Year Built 1920	Size 20X30	Grade C	Condition A
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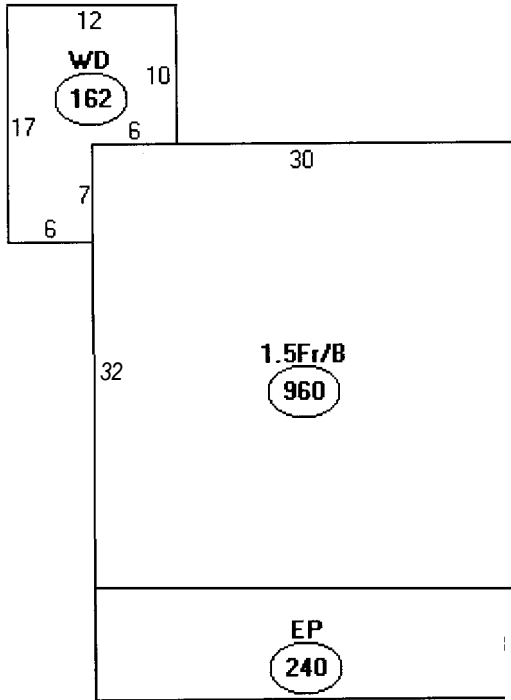
Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

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



Descriptor/Area

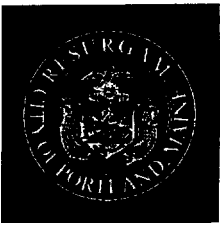
A: 1.5Fr/B
960 sqft

E: WD
162 soft

C: EP
240 sqft

> 1362
28 steps 4x7

1390



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life [®] www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

June 30, 2006

Planning Division
Alexander Jaegerman, Director

Grant Plummer
Fieldstone Builders
102 Johnson Hill Road
Casco, ME 04015

RE: 40 Colonial Road
CBL: 185 C010

Dear Mr. Plummer:

On June 27, 2006, the Portland Planning Authority approved the garage with living space above at 40 Colonial Road as shown on the approved plan.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. No performance or defect guarantee will be required, due to the lack of site work.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

All Purpose Building Permit Application for Demolition of A Structure

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>40 Colonial Road Portland Maine</u>		
Total Square Footage of Proposed Structure <u>1360</u>	Square Footage of Lot <u>10,000 sqft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>185</u> Block# <u>C</u> Lot# <u>10</u>	Owner: <u>Timothy Mary Ellen Roma</u>	Telephone: <u>772 1580</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Grant Plummer</u> <u>Fulstone Builders Inc.</u> <u>102 Johnson Hill RD Casco</u>	Cost Of Work: \$ <u>1000.00</u> Fee: \$ <u>30.00</u>
Current use: <u>garage</u> <u>S/P</u> <u>04015</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Project description: DEMOLITION CALL LIST MUST BE SUBMITTED WITH THIS APPLICATION		
Contractor's name, address & telephone: <u>Grant Plummer</u> <u>Fulstone Builders Inc.</u> <u>102 Johnson Hill RD Casco Maine 04015</u>		
Whom should we contact when the permit is ready: <u>Grant Plummer</u>		
Mailing address: <u>102 Johnson Hill RD Casco Me 04015</u>		
		Phone: <u>671-8862</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>Grant Plummer</u>	Date: <u>5/24/2006</u>
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This is not a permit, you may not commence ANY work until the permit is issued. This is for residential demolition. Commercial demolition will require other types of permitting along with this permit, please inquire with support staff

City of Portland Inspection Services Division Demolition Call List and Requirements

Site Address: 40 Colonial Rd
 Structure Type: Garage

Owner: Tim Roma
 Contractor: Fuelstone Builders Inc

UTILITY APPROVALS	NUMBER	CONTACT NAME/DATE CONTACTED
Central Maine Power	1-800-750-4000	<u>Shriley / New Service 5/24</u>
Verizon <u>Pine Tree Networks</u>	1-800-941-9900	<u>Kathy - 5/24</u>
Northern Utilities	797-8002 ext 6241	<u>Mark Allen - 5/24</u>
Portland Water District	761-8310	<u>Melissa - 5/24</u>
Time Warner Cable Co.	253-2222	<u>Martha - 5/24</u>
Dig Safe ***	1-888-344-7233	<u>Betty - 5/24 (20062107130)</u>

***(After Call, There is a wait of 72 Business Hours before digging can begin)

CITY APPROVALS	NUMBER	CONTACT NAME/DATE CONTACTED
DPW/ Traffic Division	874-8891	<u>(L. Cote) Luey -</u>
DPW/ Forestry Division	874-8389 <u>/not in service</u>	<u>(J. Tarling)</u>
DPW/ Sealed Drain Permit	874-8822	<u>(C. Merritt) Carroll Merritt 5/24</u>
Building Inspections (Insp. Req'd.)	874-8703	_____
Historic Preservation	874-8726	<u>Deb Andrews 5/24</u>
Fire Dispatcher	874-8576 <u>822-6200</u>	<u>Ben Diaz 5/24</u>
DEP - Environmental (Augusta)	287-2651 <u>Portland</u>	<u>Randy McMillen</u>

U.S. EPA Region 1 - No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
 US EPA Region I (SEA)
 JFK Federal Building
 Boston, MA 02203

ADDITIONAL REQUIREMENTS:

- 1) Written Notice to Adjoining Owners: Only when written notice has been given by the Applicant to the owners of adjoining lots will a demolition permit be issued. Provide a list of those notified and a copy of the notification sent with your completed application.
- 2) A Photo of the Structure(s) to be demolished must be submitted with your application.
- 3) Certification From an Asbestos Abatement Company that the building is asbestos-free may be required as per state law notification form attached.

I have contacted all of the necessary companies / departments as indicated above and attached all required documentation.

Signed: [Signature]

Date: 5/24/2006



May 30,2006

Dear Neighbors,

This letter is to inform you that Mary Ellen and Timothy Roma of 40 Colonial Road have made application with the City of Portland to remove their existing three car garage. They will be constructing a new garage with added living space above to meet current Code Requirements.

If you have any questions or concerns during this project, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Grant Plummer". The signature is written in a cursive style with a long horizontal stroke at the end.

Grant Plummer
Owner, Fieldstone Builders, Inc.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2006-0127
Application I. D. Number

Grant Plummer
Applicant
102 Johnson Hill Road, Casco, ME 04015
Applicant's Mailing Address

0711312006
Application Date
Garage with Living Space
Project Name/Description

Consultant/Agent _____
Applicant Ph: **(207) 671-8862** Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax _____
40 - 40 Colonial Rd, Portland, Maine
Address of Proposed Site
185 C010001
Assessor's Reference Chart-Block-Lot

Proposed Development (check all that apply) New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify)

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning R5

Check Review Required:

<input checked="" type="checkbox"/> Site Plan (major/minor)	Subdivision # of lots	<input type="checkbox"/> PAD Review	<input type="checkbox"/> 14-403 Streets Review
<input type="checkbox"/> Flood Hazard	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Historic Preservation	<input type="checkbox"/> DEP Local Certification
<input type="checkbox"/> Zoning Conditional Use (ZBA/PB)	<input type="checkbox"/> Zoning Variance		<input type="checkbox"/> Other

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date **07/13/2006**

Planning Approval Status:

Reviewer Sarah Hopkins _____

Approved Approved w/Conditions See Attached Denied

Approval Date **06/27/2006** Approval Expiration **06/27/2007** Extension to _____ Additional Sheets Attached
 OK to Issue Building Permit Sarah Hopkins signature **07/13/2006** date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted _____ date _____ amount _____ expiration date

Inspection Fee Paid _____ date _____ amount _____

Performance Guarantee Reduced _____ date _____ remaining balance _____

Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____

Final Inspection _____ date _____ signature _____

Performance Guarantee Released _____ date _____ signature _____

Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date

Defect Guarantee Released _____ date _____ signature _____

