

03-0253

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.

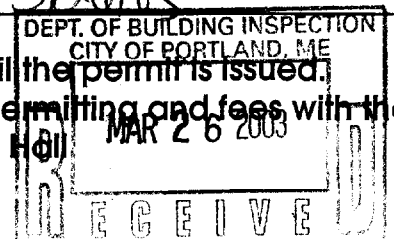
Location/Address of Construction: <u>122 Colonial Rd Portland ME 04102</u>		
Total Square Footage of Proposed Structure <u>0</u>	Square Footage of Lot <u>7195</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>192</u> Block# <u>K</u> Lot# <u>074</u>	Owner: <u>Manda Trve</u>	Telephone: <u>203-415-7668</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Manda Trve</u> <u>122 Colonial Rd Portland</u>	Cost Of Work: \$ <u>0</u> Fee: \$ <u>30.00</u>
Current use: <u>Single family Home</u> <u>04102</u>		
If the location is currently vacant, what was prior use: <u>—</u>		
Approximately how long has it been vacant: <u>—</u>		
Proposed use: <u>Home daycare 3-6 kids</u>		
Project description:		
Contractor's name, address & telephone: <u>N/A</u>		
Who should we contact when the permit is ready: <u>Manda Trve</u>		
Mailing address: <u>122 Colonial Rd Portland ME 04102</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>415-7668</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>Manda Trve</u>	Date: <u>3/26/03</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



City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0253	Date Applied For: 03/26/2003	CBL: 192 K074001
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Location of Construction: 122 Colonial Rd	Owner Name: True Manda R	Owner Address: 122 Colonial Rd	Phone: () 415-7668
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use Home Occupation	

Proposed Use: Single Family with Home Occupation	Proposed Project Description: Home Occupation: Home Day Care 3-6 Children
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/28/2003

Note: **Ok to Issue:**

- 1) During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained. Any increase of children over six (6) in number, shall require a conditional use appeal for approvals.
- 2) Separate permits shall be required for any new signage under the home occupation provisions.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 04/03/2003

Note: **Ok to Issue:**

- 1) Change of Use requires a certificate of occupancy - No record of payment for this \$75.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That I, JAMES L. TRUE of Portland, Maine, for no consideration, grant to **MANDA R. TRUE**, of 122 Colonial Road, Portland, Maine, the land in the City of Portland, County of Cumberland and State of Maine, more particularly bounded and described in Exhibit A attached hereto.

WITNESS my hand and seal this 7th day of June, 2002.

[Handwritten signature of Nancy Yates]

Witness

[Handwritten signature of James L. True]

James L. True

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

JUNE 7, 2002

Personally appeared the above named James L. True and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Handwritten signature of Susan M. Schultz]

Attorney at Law Notary Public

Susan M. Schultz

Exhibit A - Deed

A certain lot or parcel of land, with any buildings thereon, situated in Portland (Erroneously referred to in prior conveyance as South Portland), County of Cumberland, and State of Maine, being more particularly bounded and described as follows:

Situated on the Southeastery side of Colonial Road Extension, and being lot No. 10 and delineated on a plan of a subdivision for Clifford L. Swan, Inc. made by Francis Griffin, Prof. Eng., recorded in the Cumberland County Registry of Deeds in Plan Book 37, Page 6, to which plan reference is hereby made for a more complete description.

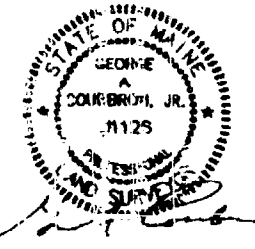
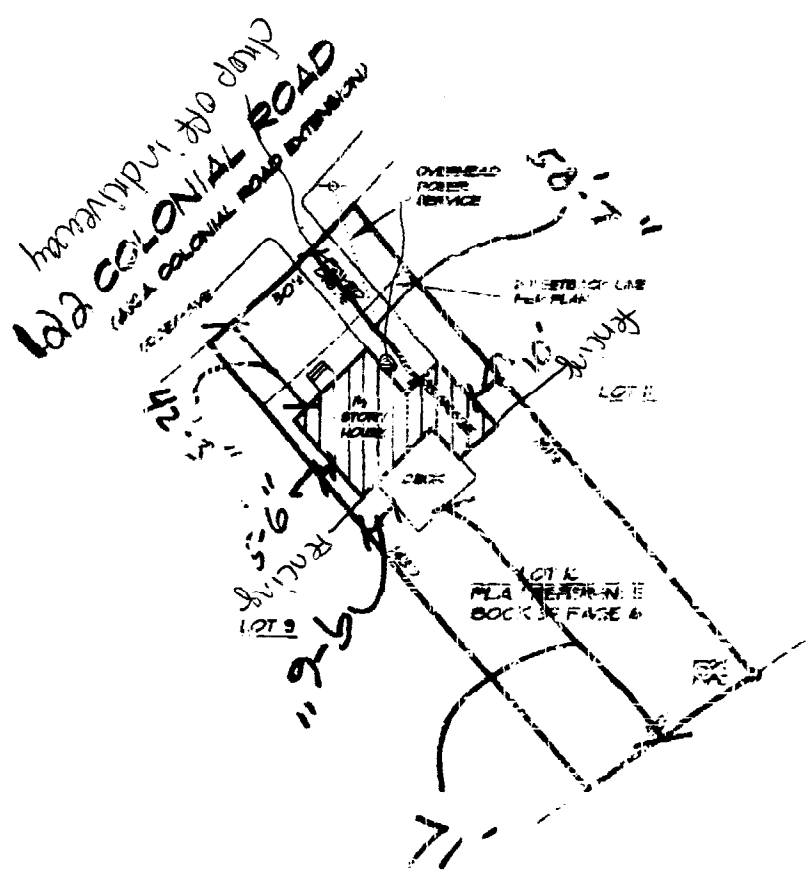
Reference is hereby made to a deed from Christopher A. Christie dated February 5, 1998 to Victoria C. Morin and recorded in the Cumberland County Registry of Deeds in Book 13387, Page 88.

17519 P. 087

REC'D IN REGISTRY

RECEIVED
RECORDED REGISTRY OF DEEDS
2002 JUN 14 AM 11:52
CUMBERLAND COUNTY
John B. O'Brien

MAINE 2002 JUN 14 11:52 AM



THIS IS NOT A BOUNDARY SURVEY

HEREBY CERTIFY TO THE LENDING INSTITUTION AND/OR TITLE INSURANCE COMPANY DESIGNATED BELOW EXPLICITLY THAT THIS PLAN, AS NOTED, REFLECTS THE RESULTS OF A VISUAL EXAMINATION OF THE PREMISES DESCRIBED IN THIS SUBJECT TAX MAP AND IS CORREL AT THE APPLICABLE COURSE RECORDS OF RECORDS AND ALL OTHER RECORDS, ENCUMBRANCES AND EASEMENTS, IF ANY, ARE LOCATED IN THE GROUND AS SHOWN HEREON SUBJECT TO THE USUAL CAUTIONS SET FORTH IN THE "NOTES" BELOW.

NOTES:

- 1) THIS PLAN HAS BEEN PREPARED FROM AN INSPECTION OF THE SITE ON ~~08/03/02~~ FOR THE SOLE BENEFIT OF THE LENDING INSTITUTION AND/OR TITLE INSURANCE COMPANY DESIGNATED BELOW EXCLUSIVELY AND THE RESPONSIBILITY THEREFOR DOES NOT AND SHALL NOT EXTEND TO ANY OTHER PERSON OR PERSONS. STATEMENTS MADE HEREON ARE NOT STATEMENTS OF WARRANTY, BUT ARE STATEMENTS OF OPINION MADE TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. SURVEYING, ETC. IS NOT TO BE USED FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.
- 2) THIS PLAN IS AN APPROXIMATE REPRESENTATION OF THE PREMISES (OR PORTION OF THE PREMISES NOTED ABOVE) AND IS FOR THE PURPOSE OF SHOWING, IN GENERAL FORM, THE APPARENT BOUNDARY LINES OF SAID IMPROVEMENTS THAT ARE WITHIN THE APPARENT BOUNDARY LINES OF SAID REAL PROPERTY. IN ORDER THAT THE MORTGAGEE AND/OR TITLE INSURER MAY USE SAID PLAN FOR DETERMINING THE RESPONSIBILITY OF SAID PROPERTY AND THE IMPROVEMENTS THEREON, NO REPRESENTATION IS MADE, IN ANY MANNER, THAT THE APPARENT BOUNDARY LINES SHOWN HEREON ARE THE TRUE PROPERTY LINES. THIS PLAN SHOULD NOT BE USED AS A BASIS FOR A LEGAL DESCRIPTION, NOR FOR THE PURPOSES OF ESTABLISHING LOT LINES OR FOR THE LOCATION OF ANY BOUNDARY CORNERS, WALLS, ETC.
- 3) THE BUILDINGS DETECTED DID NOT COMPLY WITH MINIMAL SETBACK REQUIREMENTS OF LOCAL ZONING AT TIME OF CONSTRUCTION.
- 4) THE PREMISES NOTED ARE NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED ON FEMA FLOOD INSURANCE RATE MAP.

MORTGAGE LOAN INSPECTION		
PREPARED FOR: NORTHEAST BANK		
BUYER: MANDA R. TRUP & JAMES L. TRUE		
SELLER: VICTORIA MORIN		
LOCATION: 122 COLONIAL ROAD PORTLAND, MAINE		
TAX MAP REFERENCE: MAP 097 BLOCK K LOT 74		
SCALE: 1" = 30'	DRAWN BY: [Signature]	DATE: 8/3/02
PROPERTY TITLE		DATE: 02-543
SurveyWorks, Inc.		
1200 1/2 Pine Street Portland, Maine 04101 Tel: (207) 763-4333 Fax: (207) 763-4334		

3/26/03

Ms. Marge Schmuckal
Zoning Administrator
Department of Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

Dear Ms. Schmuckal:

I am requesting a permit to allow me the use of my residence at 122 Colonial rd for a home occupation. I intend to have an in home daycare for 3-6 children. The following is an explanation of how my home occupation meets the criteria listed under section 14-410 of the Portland Zoning Ordinance.

- a. My home occupation will occupy approximately 275 square feet of my 1,150 square feet (24%) of the floor area of my residence. *under 500^{sq}*
- b. I am not selling anything so there will be no goods stored on the premises.
- c. I will not require any employees.
- d. No vehicles are required for my home occupation.
- e. No exterior alterations to the residence are necessary.
- f. There will be no exterior signage related to my home occupation.

My home occupation is a secondary use of my residence. The external activity is limited to the backyard during daylight hours when the kids would be playing in the fenced in area of the backyard.

Attached you will find a floor plan showing the dimensions and the area of the home occupation space. I am the owner of the property. Thank you for your assistance in this matter.

Thank you,
Manda True

3/27/03

City of Portland
Home Occupation permit

ATTN: KAREN

874-8716

Total: 4 pages

HERE IS a COPY OF COVER
letter, 2 page block plan + COVER sheet.

I was in yesterday 3/26/03
and paid for the permit. HERE are
the REST OF the PAPERWORK I needed
to submit.

Thanks. Any questions 415-7068
FAX 228-5195

Mandatus

SCALE
1/4" = 1'

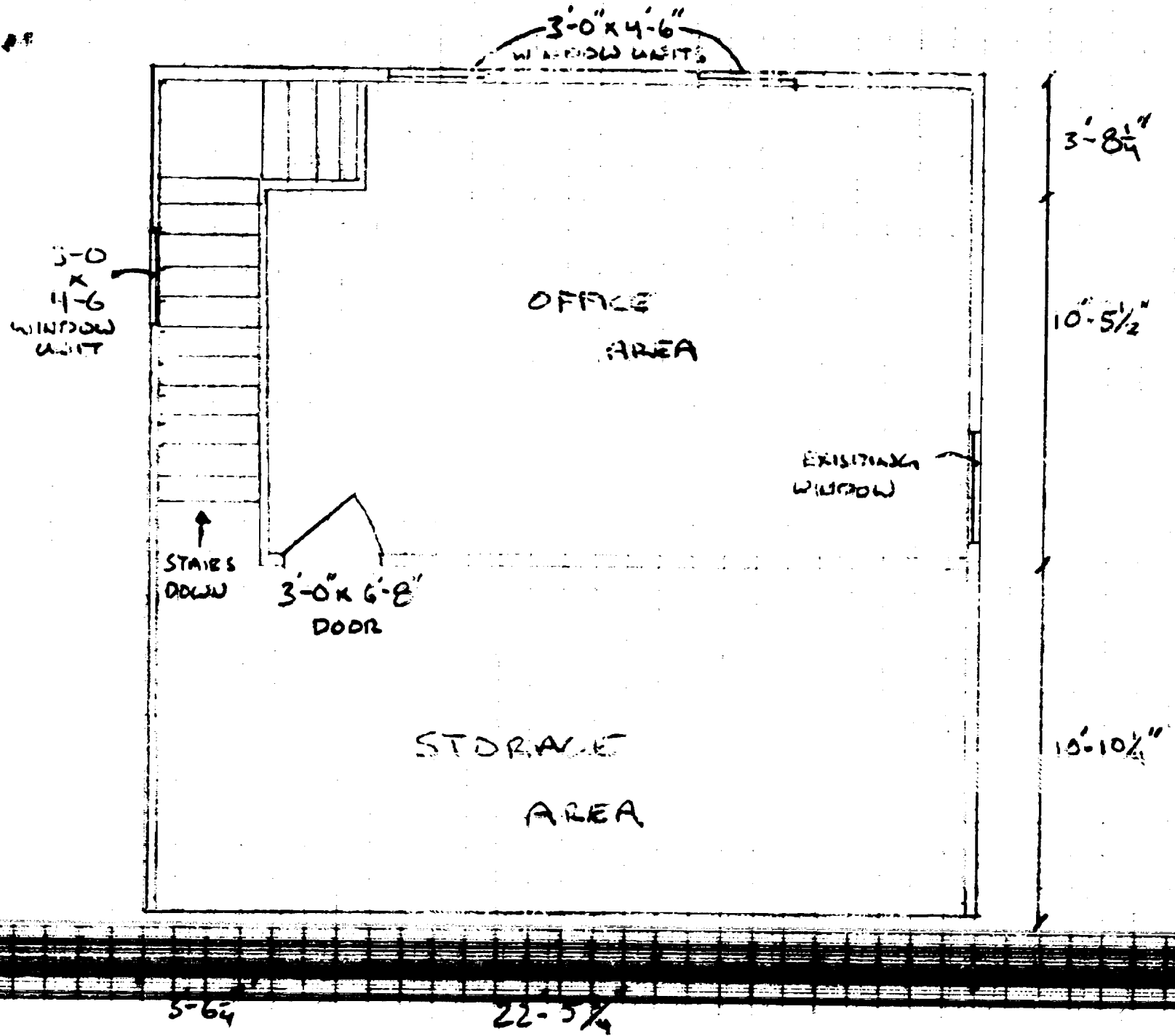
03/26/2003 22:31

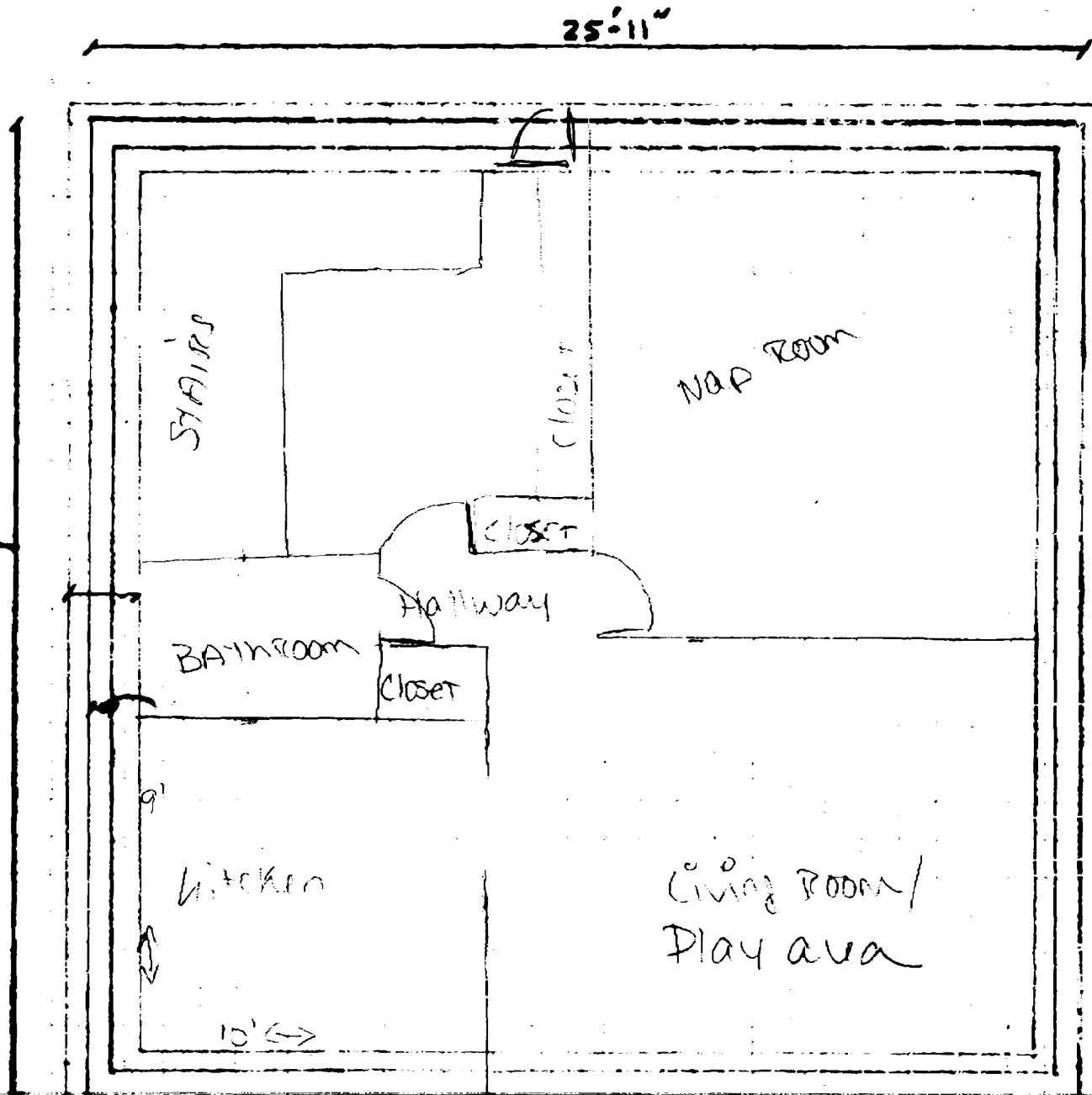
603-436-8802

OHDDPORTSMOUTH

PAGE 04

SECOND FLOOR FLOOR PLAN





SCALE
1" = 1'

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION
PERMIT

PERMIT ISSUED
Permit Number: 030253

APR 03 2003

This is to certify that True Manda R /Applicant
has permission to Home Occupation: Home Day Care 3-6
AT 122 Colonial Rd 192 K074001

CITY OF PORTLAND

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the 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 is procured before this building or part thereof is occupied or otherwise 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

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD