

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

PERMIT ISSUED

JUN 1 2005
Permit Number: 050680

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION
PERMIT
DB

This is to certify that True Manda R /self
has permission to Re-build garage w/ 7' x 7' addition and extend 2nd floor above garage & deck
AT 122 Colonial Rd City of Portland 192 K074001

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 of inspection must be given and written permission procured before this building or part thereof is altered or closed-in.
HEAVY NOTICE IS REQUIRED.

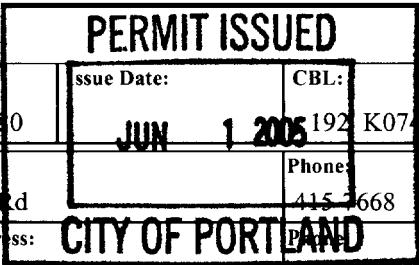
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Jamie Burke 6/1/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



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

Permit No: 05-0680	Issue Date: JUN 1 2005	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: self	Contractor Address: Portland	CITY OF PORTLAND
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3
Past Use: Single Family	Proposed Use: Single Family wire-build of garage and 2nd floor expansion over garage & deck	Permit Fee: \$156.00	Cost of Work: \$15,000.00
Proposed Project Description: Re-build garage w/ 7' x 7' addition and expand 2nd floor above garage & deck		CEO District: 3	INSPECTION: Use Group R3 Type SB Signature: JMB 6/1/05
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.): 11
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____

Permit Taken By: jmb	Date Applied For: 06/02/2005	Zoning Approval		
		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: JMB 6/1/05	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input checked="" 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 Date: JMB

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: 05-0680	Date Applied For: 06/02/2005	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: self	Contractor Address: Portland	Phone:
Tenant/Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family w/re-build of garage and 2nd floor expansion over garage & deck	Proposed Project Description: Re-build garage w/ 7' x 7' addition and expand 2nd floor above garage & deck
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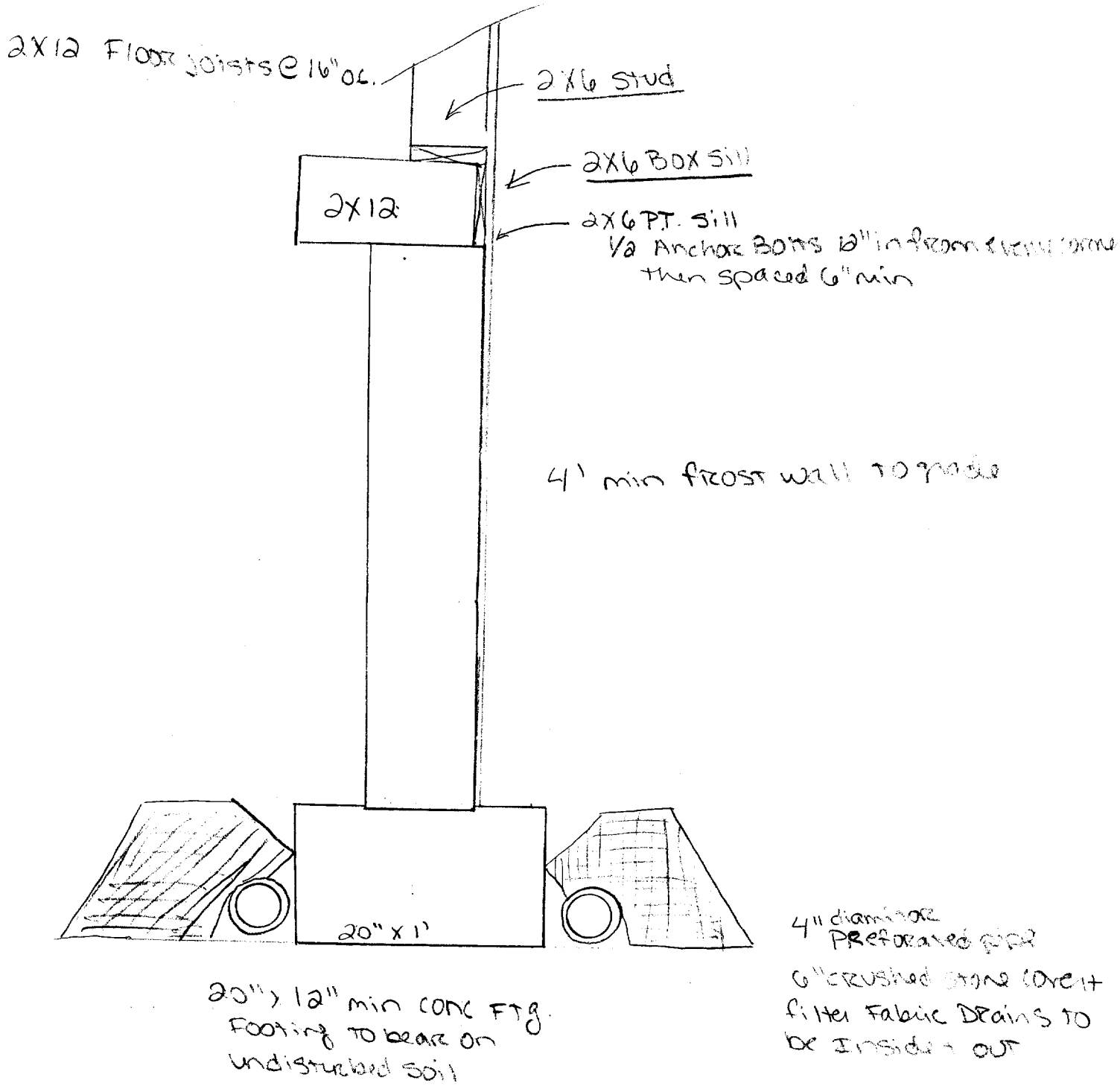
Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 06/01/2005**Note:** **Ok to Issue:**

- 1) Approved using Sec. 14-436 for 80% expansion, 300 sf under allowable, and Sec. 14-425 for a 1' overhang of sill or roof into the required setback
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

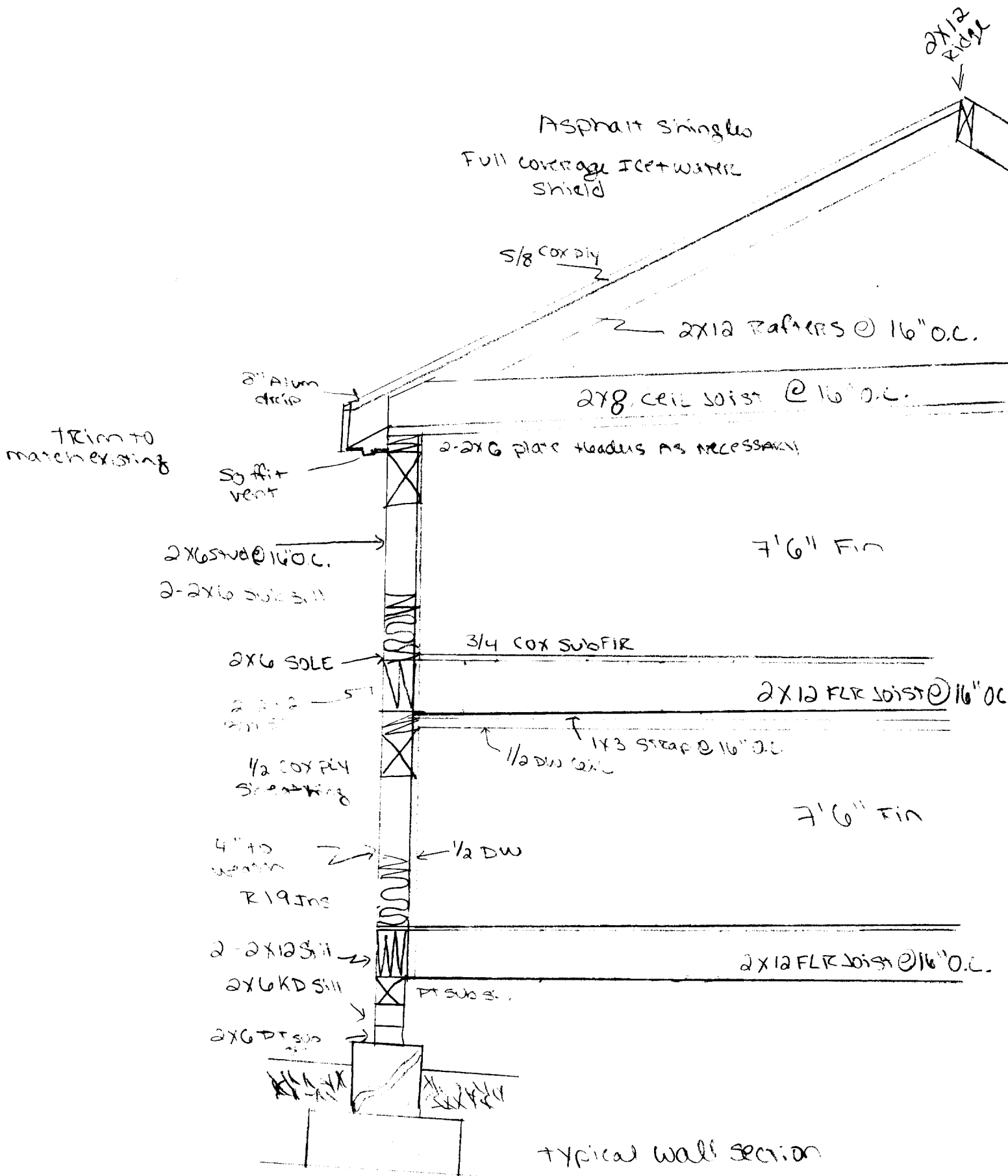
Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 06/02/2005**Note:** **Ok to Issue:**

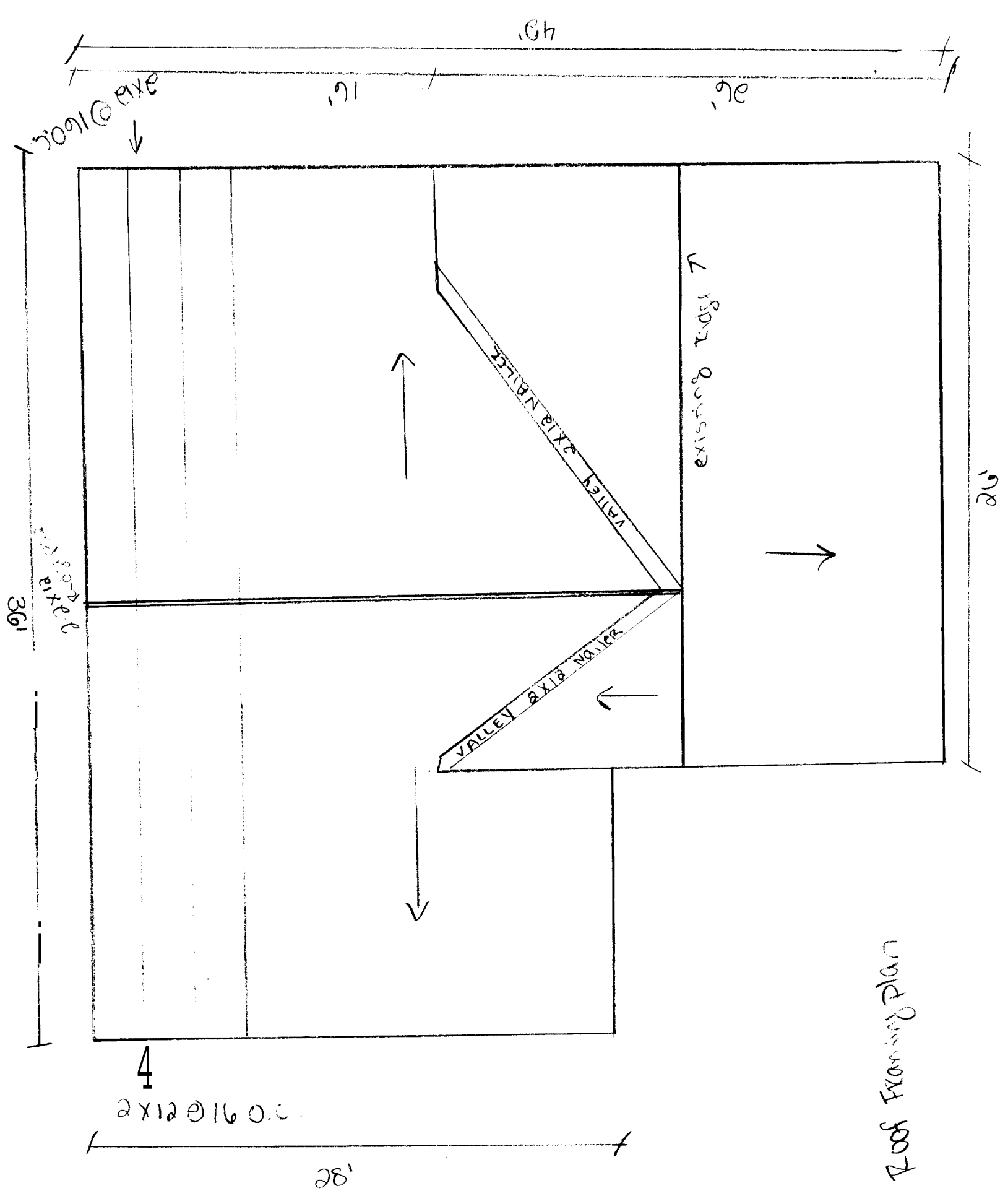
- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, or heating.

Dept: Fire **Status:** **Reviewer:** **Approval Date:****Note:** **Ok to Issue:**

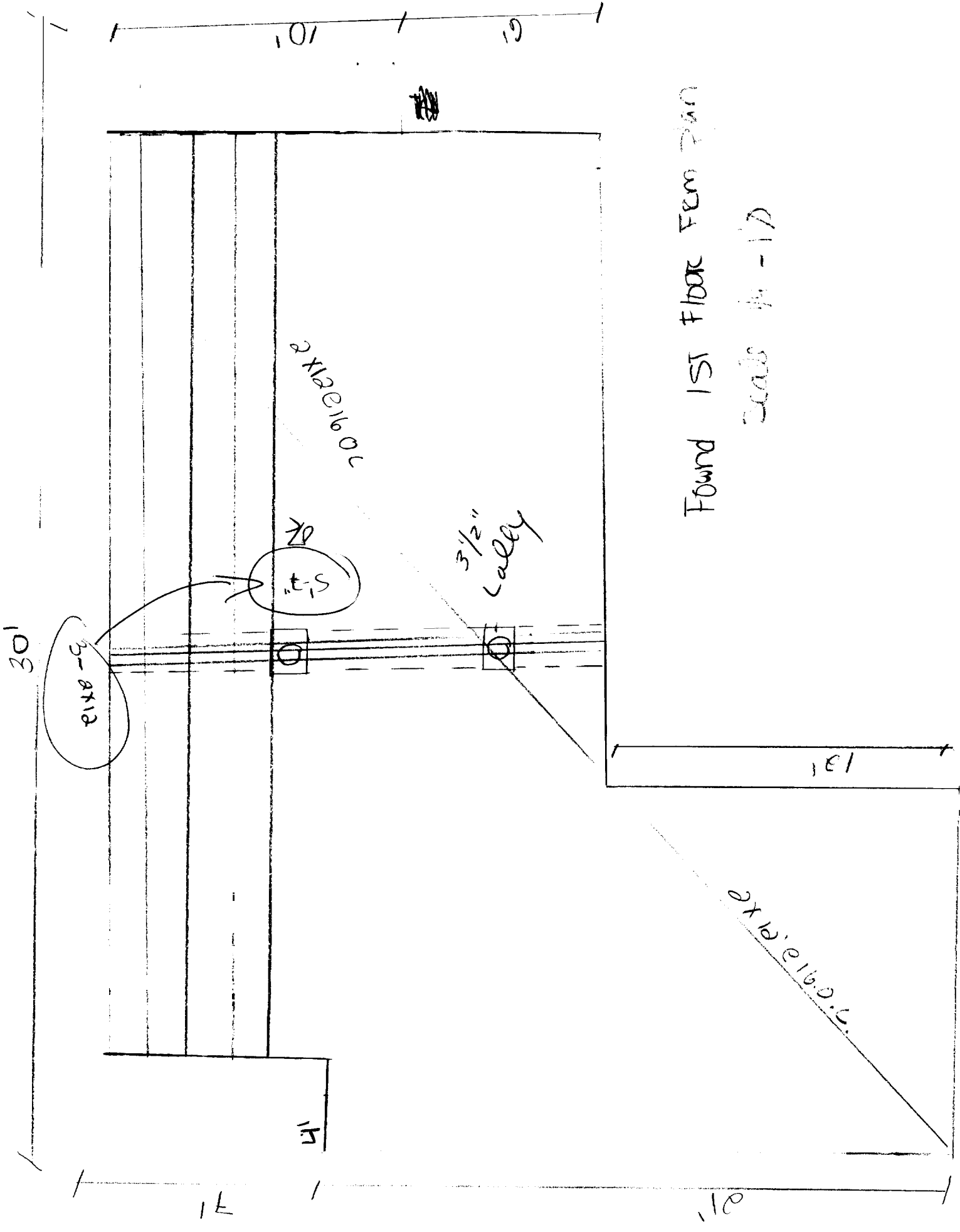


Typical Foundation wall section



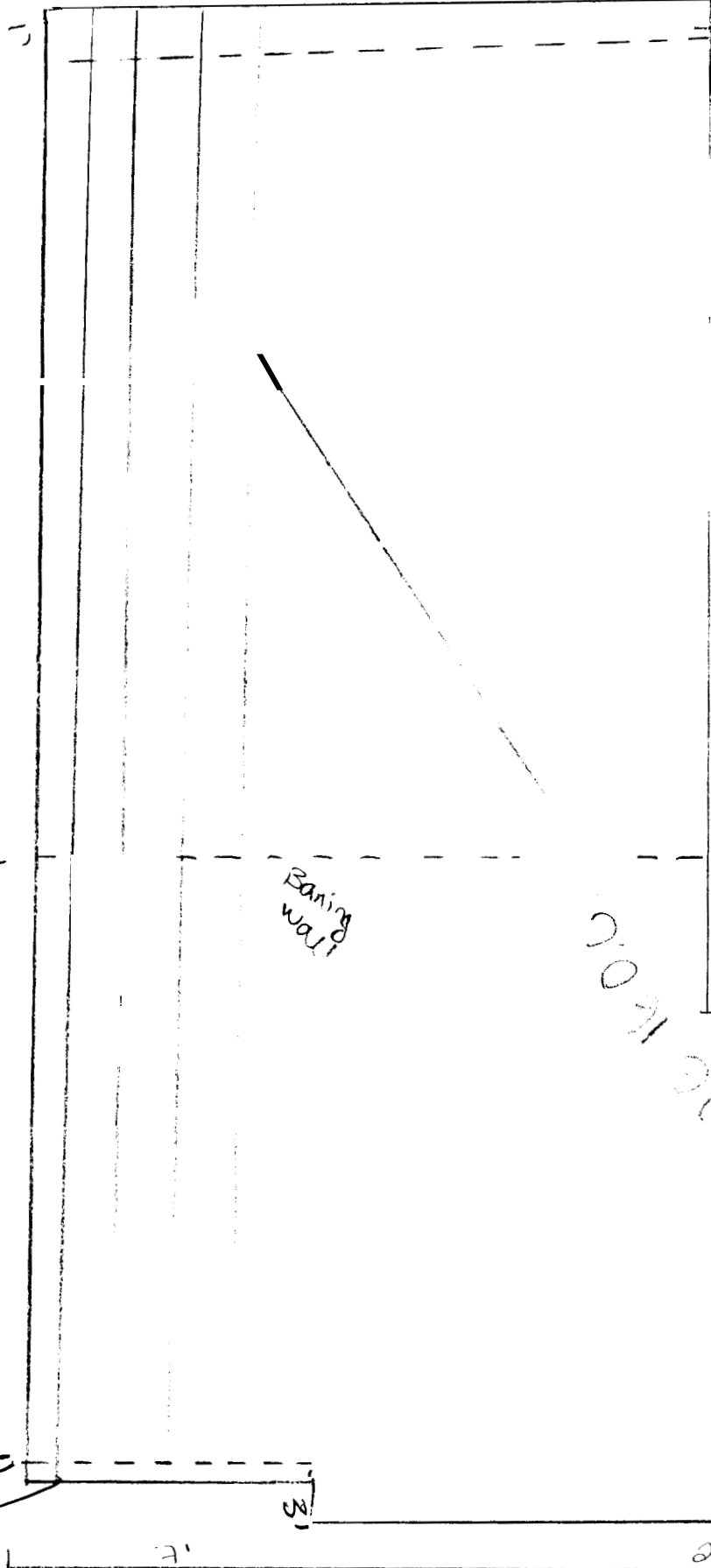


Roof Framing Plan



MAX 1' cantilever

30'



16'

Cantilever
max 1'

2nd Floorc From Plan
Scale 1/4" = 1'-0"

2 X 6 @ 16" O.C.

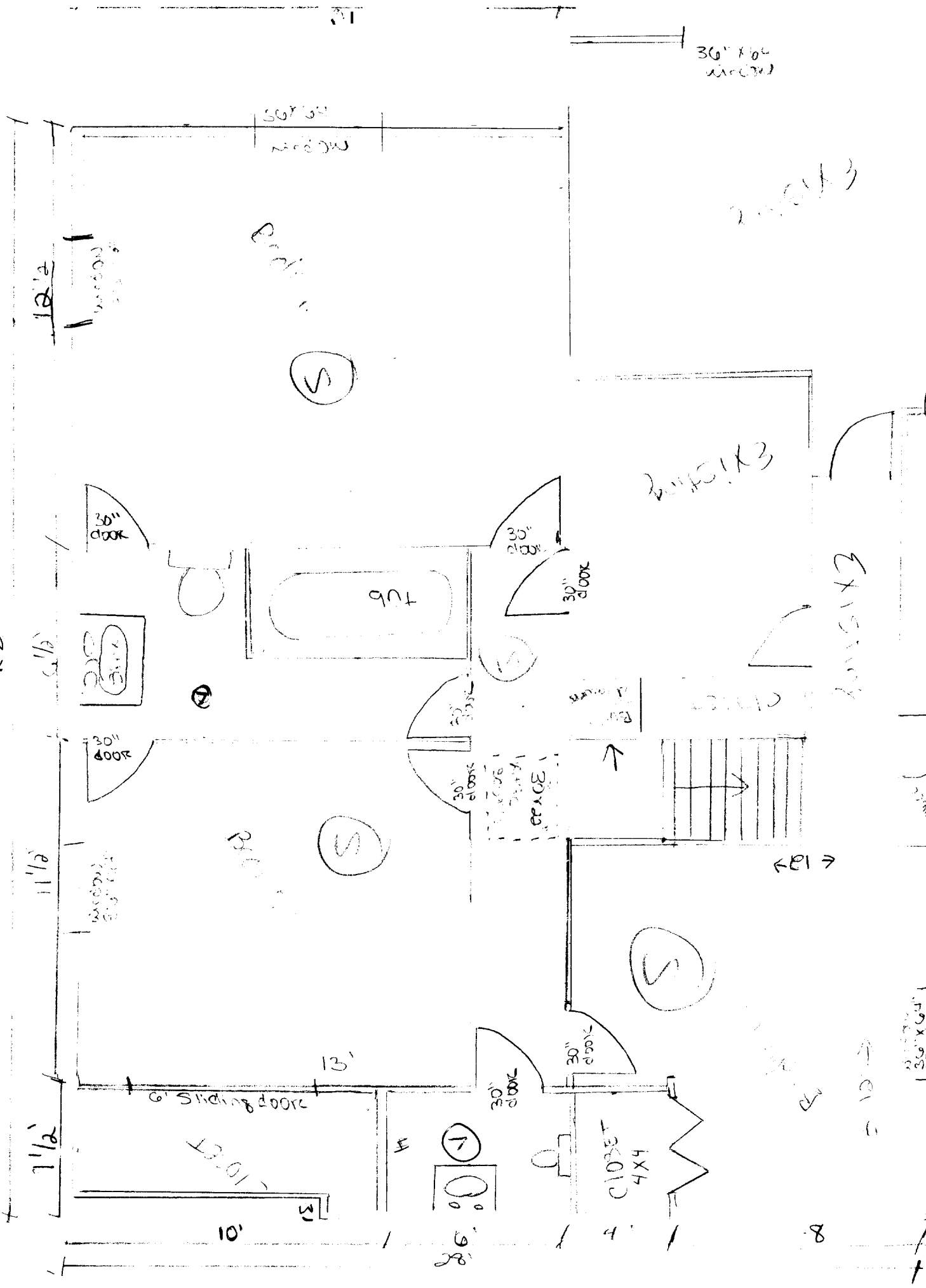
10

10

15

2nd Floor Plan

Scale 1" = 4'



36" x 66" window

50' x 54" window

20' x 13'

Bath

S

20' x 13'

EXISTING

← 13' →

S

S

← 13' →

CLOSET
4x4

8

10' 1/2

5' 1/2

11' 1/2

7' 1/2

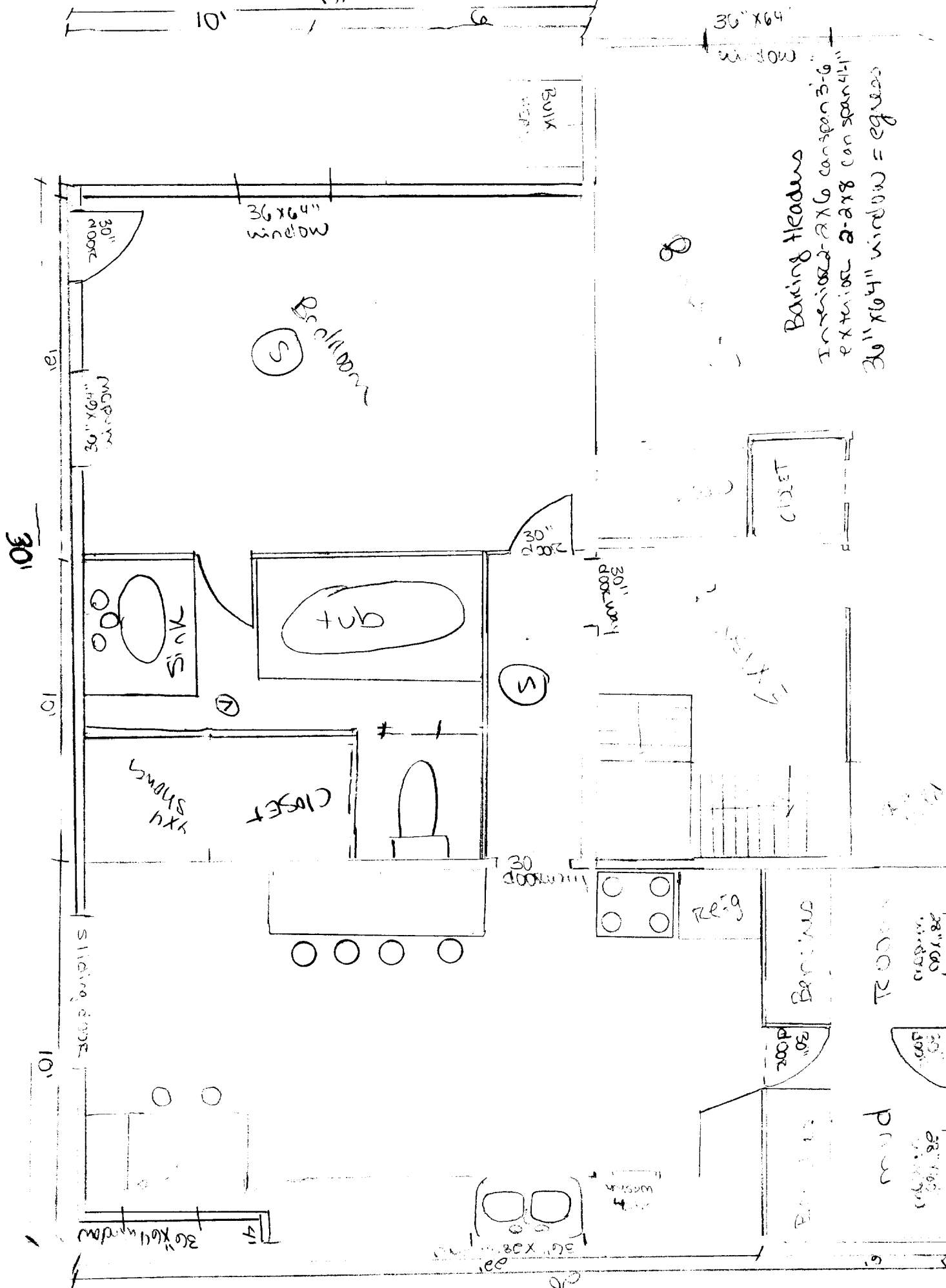
13'

13' x 11' CLOSET

10'

26'

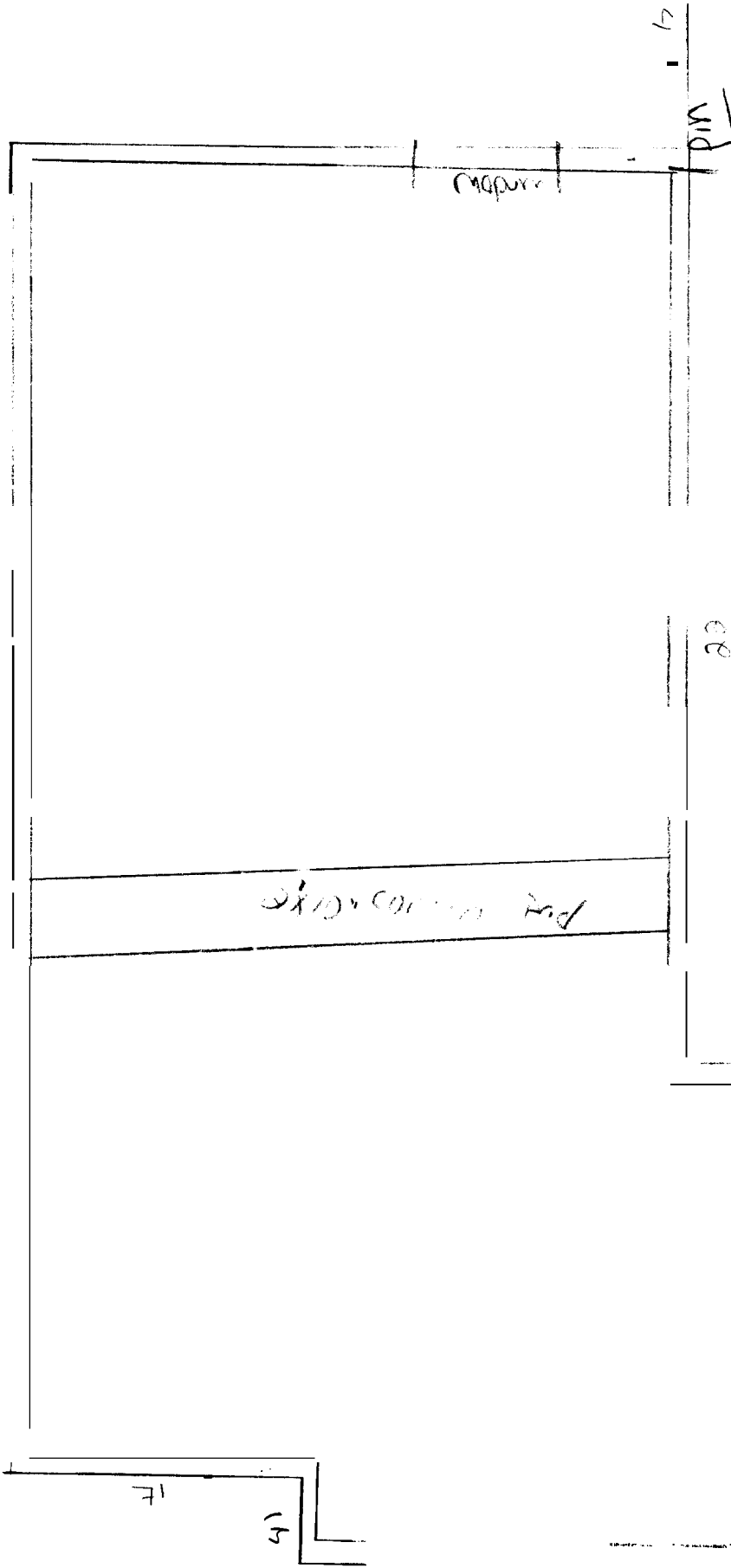
7' 6" window
11' 4" window



Baking Headers
 Interior 2x6 can span 3-6'
 exterior 2x8 can span 4-11'
 36" x 64" window = egress

Fond ... flo.

30'



EXISTING

Stairs 11' x 4'

8" Foundation

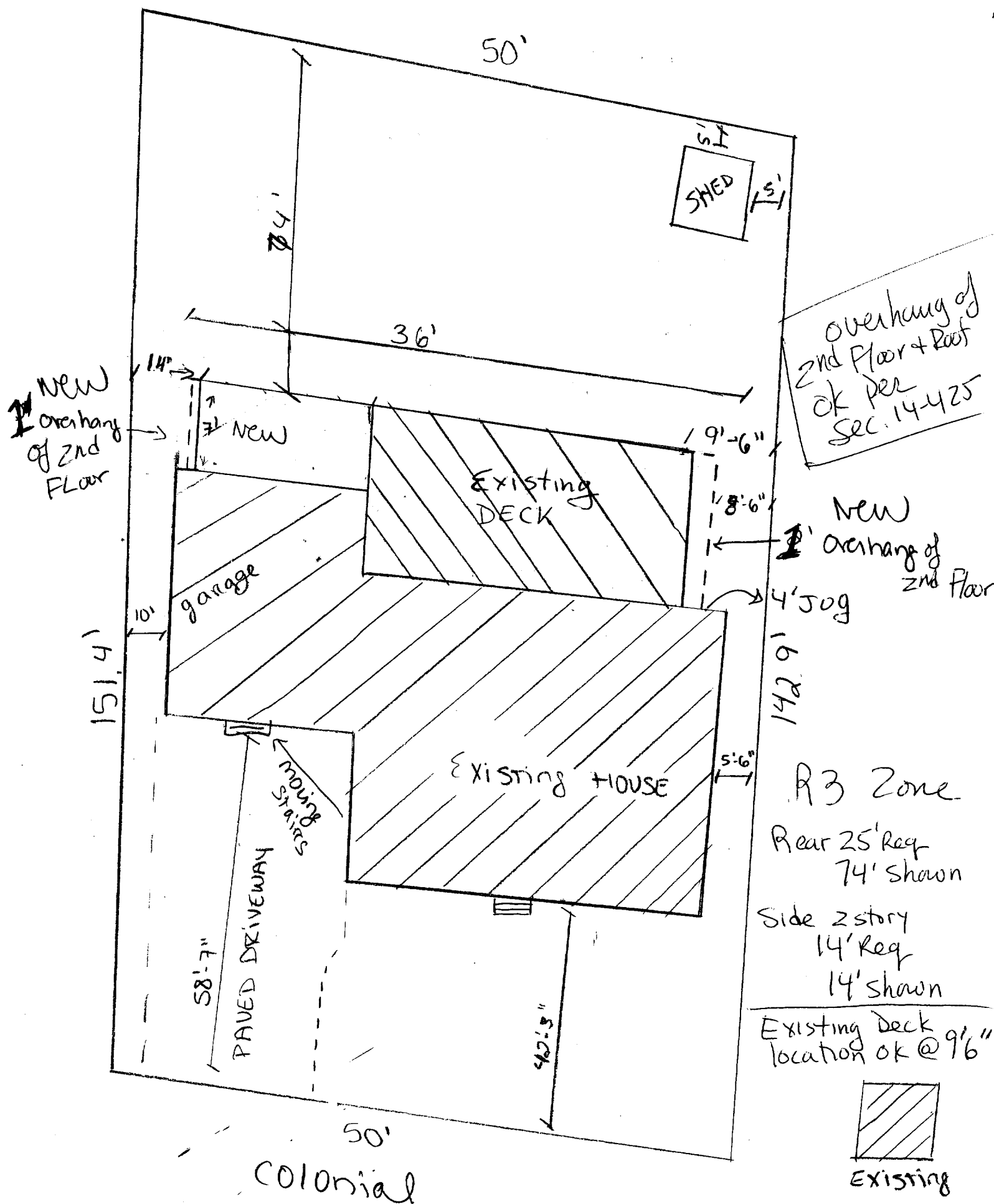
12'

PIN

12'

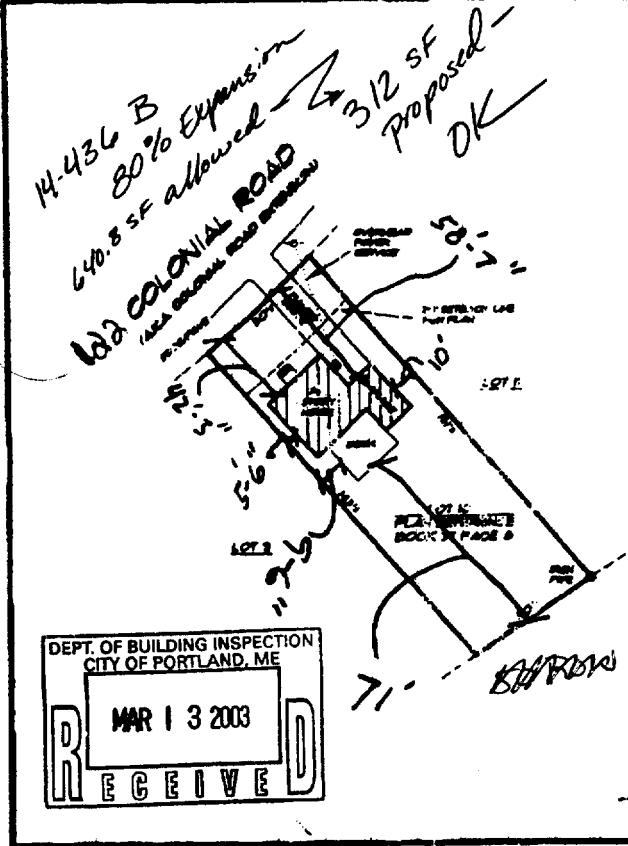
Window

21'



COLONIAL
NewIDOT Plan

50' ROW
per DPW



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

R **RECEIVED** **D**

MAR 13 2003



THIS IS NOT A BOUNDARY SURVEY

THIS PLAN HAS BEEN PREPARED AS EVIDENCE OF THE SIZE OF THE PROPERTY DESCRIBED AND DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PREPARATION OF THIS PLAN AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROPERTY OR TO THE USE OF THE PROPERTY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR FOR ANY DAMAGE TO THE PROPERTY OR TO THE PERSONS OR THINGS ON THE PROPERTY CAUSED BY THE USE OF THIS PLAN.

1. THE SURVEYOR HAS BEEN EMPLOYED BY THE CLIENT AS A PROFESSIONAL SERVICE PROVIDER AND IS NOT A PARTY TO ANY TRANSACTION. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PREPARATION OF THIS PLAN AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROPERTY OR TO THE USE OF THE PROPERTY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR FOR ANY DAMAGE TO THE PROPERTY OR TO THE PERSONS OR THINGS ON THE PROPERTY CAUSED BY THE USE OF THIS PLAN.

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MORTGAGE LOAN INSPECTION

PROPERTY: **NORTHEAST BANK**

OWNER: **MARIE R. FORD & JAMES L. TRUE**

ADDRESS: **VICTORIA MOOR**

LOCATION: **122 COLONIAL ROAD PORTLAND, MAINE**

LOT: **162 BLOCK K LOT 74**

DATE: **3/3/03**

INSPECTOR: **STEWART TITLE**

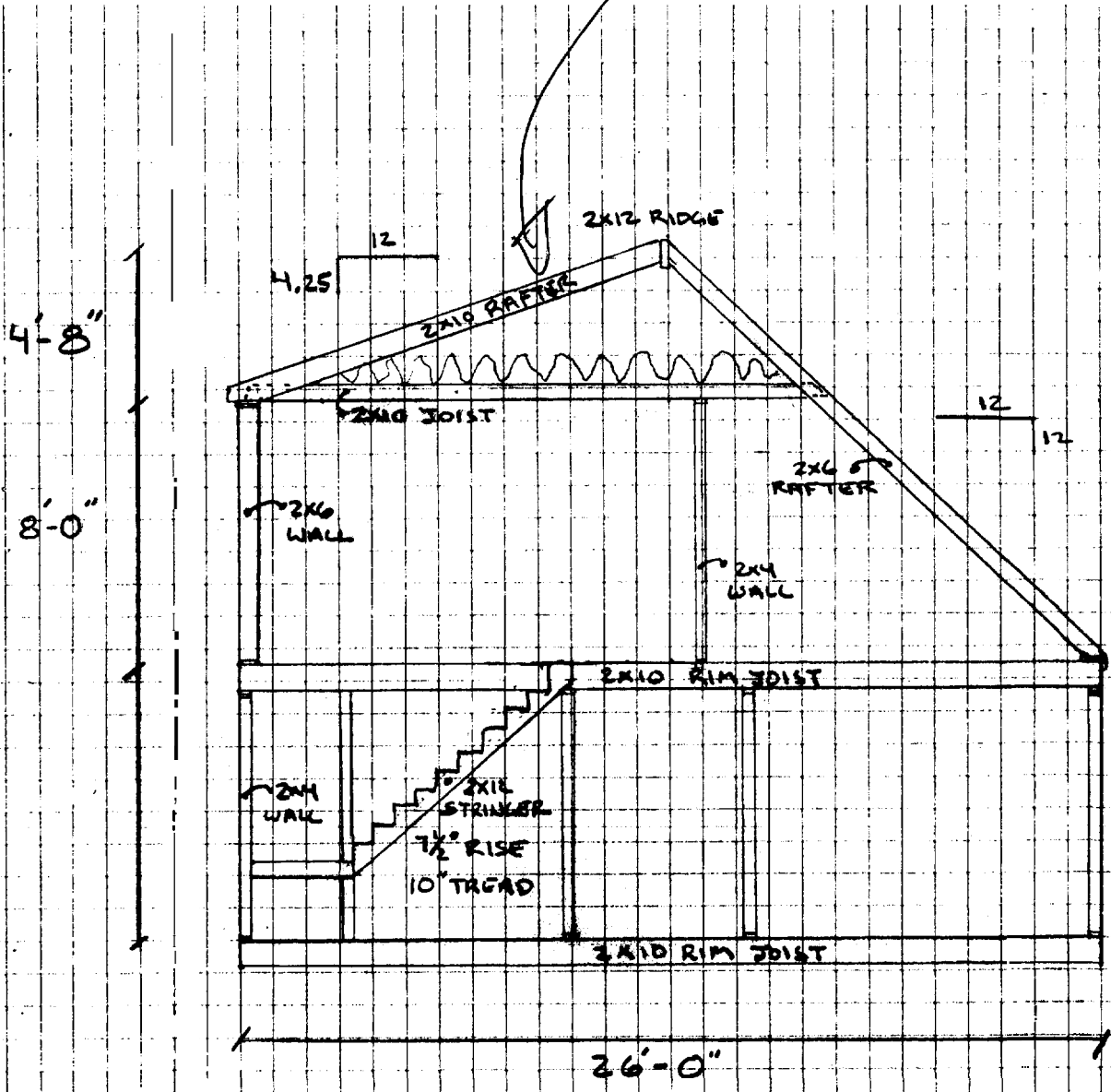
INSPECTION NO: **02-153**

SurveyWorld, Inc.

1000 The Island Drive
Portland, ME 04106
Tel: 603-763-1111

Permit
#03-0152

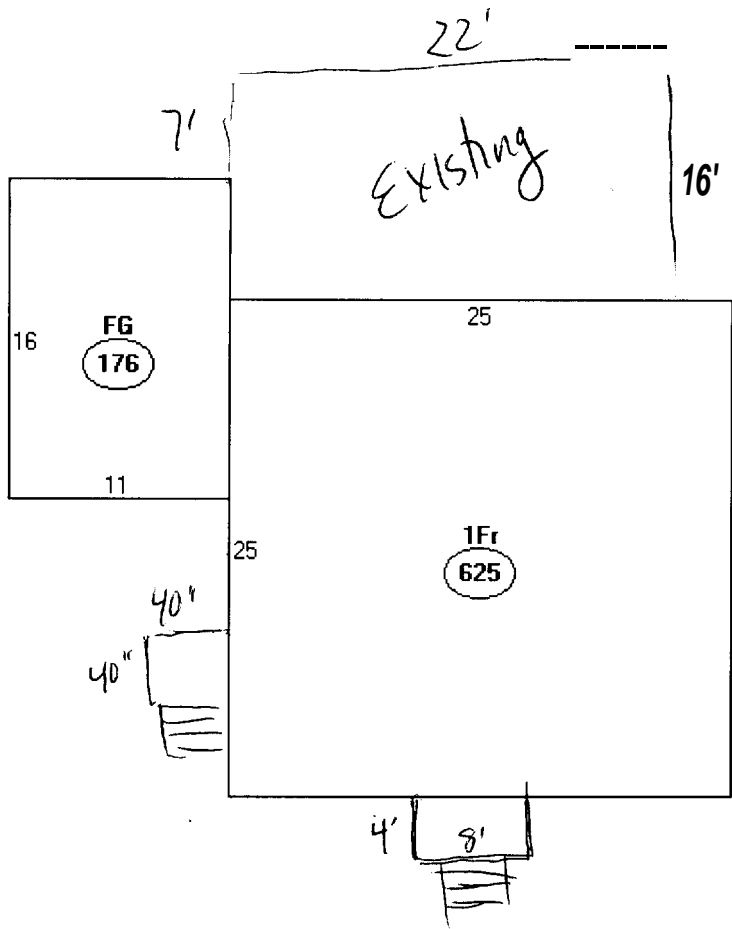
SCALE
1/2" = 1'



SECTION RT DORMER

A-4

6/1/05



Descriptor/Area

A: 1Fr
625 sqft
E: FG
176 sqft

801
352 ~~Deck~~

1153
42 Front Entry
19 Side Entry

1214 Total S.F.
480%

971.2
- 100

871.2

R3 zone

Permit #030152
for Dormer
used 100 S.F.

Expansion = 352' ~~OK~~
176

528 S.F.
1' overhang ~~2nd Fl~~
550

Lot 7359
435%

2,1575.65

Adding Footprint
7x7 = 49 S.F.
1214

1263 S.F.

OK

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</u>		
Total Square Footage of Proposed Structure <u>49' addition 2000 2000 55' expansion</u>	Square Footage of Lot <u>9100</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>192</u> Block# <u>K</u> Lot# <u>74</u>	Owner: <u>Manda TRUE</u>	Telephone: <u>415-7668</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Manda TRUE</u> <u>122 Colonial Rd Portland</u> <u>ME 04102 415-7668</u>	cost Of Work: \$ 2000 <u>15,000</u> Fee: \$ <u>156⁰⁰</u>
Current use: <u>Single Family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Knock down garage, remove deck - add kitchen, mickroom</u>		
Project description: <u>2 Baths, 3 Bedrooms</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Manda TRUE</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 TRUE</u>	Date: <u>5/5/05</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**

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	192 K074001
Location	122 COLONIAL RD
Land Use	SINGLE FAIILY
Owner Address	TRUE VANDA R 122 COLONIAL RD PORTLAND ME 04102
Book/Page	17738/328
Legal	192-K-74 COLONIAL RD EXT 124 7359 SF

930 5/11
Richard
5/16 930
6/1 2PM
Home Ass Day care
Chattin

Current Valuation Information

Land	Building	Total
\$31,820	\$55,230	\$87,050

New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$57,700	\$122,500	\$180,200	\$133,625

Property Information

Year Built 1951	Style Old Style	Story Height 1.5	sq. Ft. 1094	Total Acres 0.169		
Bedrooms 2	Full Baths 2	Half Baths	Total Rooms 6	Attic None	Basement Crawl	

Outbuildings

Type SHED-FRANE	Quantity 1	Year Built 2004	Size 10X10	Grade C	Condition A
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Sales Information

Date	Type	Price	Book/Page
06/01/2002	LAND + BLDING		17738-328
04/10/2002	LAND + BLDING	\$113,000	17519-287
02/06/1998	LAND + BLDING	\$71,000	13587-088
11/01/1996	LAND + BLDING	\$65,000	12801-284

Picture and Sketch

Picture Sketch Tax Map

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

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

[Click here](#) to view comparable sales or below to view by:

