

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0762	Date Applied For: 06/25/2003	CBL: 437 A011001
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Location of Construction: 77 Mona Rd	Owner Name: Cobb Charles H Heirs	Owner Address: 77 Mona Rd	Phone: () 797-4487
Business Name:	Contractor Name: Maine Wide	Contractor Address: PO Box 2106 Augusta	Phone: (800) 452-1940
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family w/Garage	Proposed Project Description: Construct a 24' x 28' Two Car Garage
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Dept: Zoning	Status: Pending	Reviewer: Jeanine Bourke	Approval Date:
Note: 7/9/03 left vm w/Charles C. regarding shoreland zone and 75' HWM and base flood elevation. 7/14/03 Spoke w/Jim Fisher from NCS and he will inform the client of need for HWM distance for min. 75' setback, verification of ROW release, and elevation certificate. 7/23/03 Tim from Maine Wide called to verify all that is needed and frost protection requirement.			Ok to Issue: <input type="checkbox"/>

Dept: Building	Status: Pending	Reviewer: Jeanine Bourke	Approval Date:
Note: 7/14/03 Spoke w/ Tim from MW about frost protection and to verify no storage above in garage 7/23/03 Faxed frost protection diagrams			Ok to Issue: <input type="checkbox"/>
<ol style="list-style-type: none"> 1) Per the contractor, NCS will set the pins for the slab for inspection - a letter will be required to verify for the record 2) A 1 hr fire wall is required when the distance from the house is from 0-5 feet, this is treated as if it was attached. If the structure is over 5', no separation is required. 3) There is no storage allowed above in this garage structure 			

- a. All principal and accessory structures shall be set back at least seventy-five (75) feet from the normal high water line of water bodies, tributary streams, or the upland edge of a wetland, except that in the following zones the setback shall be as indicated:
 - i. B-3: Twenty-five (25) feet.
 - ii. W-C, W-PD, W-SU, I-B: No setback required.

Notwithstanding this requirement, when a lot is a lot of record as defined in section 14-433 or cannot otherwise meet the setback requirement of this section due to physical limitations of the site, the planning board may approve a reduction of the setback requirement for a principal structure to the least amount necessary to achieve a building dimension of twenty-eight (28) feet, provided that the setback is not reduced to less than forty (40) feet. Structures in existence on June 15, 1992, may be expanded once during the lifetime of the structure up to twenty-five (25) feet toward a freshwater wetland, stream or tributary stream, provided that the setback is not reduced to less than forty (40) feet and the floor area or volume is not increased by more than thirty (30) percent. In no event shall the setback from a coastal wetland be reduced to less than seventy-five (75) feet, except in the B-3, W-C, W-PD, W-SU and I-B zones, where setbacks shall be as set forth above in this subsection.

In all cases, accessory detached structures of less than one hundred (100) square feet of floor area shall be permitted with no setback, provided that such structures shall be used only for the storage of fish, bait, and related equipment. No setback shall be required for piers, docks, retaining walls, or any other structures which require direct access to the water as an operational necessity.

- b. The first floor elevation or openings of all buildings and structures including basements shall be elevated at least one (1) foot above the elevation of the one hundred (100) year flood, the

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	437 A011001
Location	77 MONA RD
Land Use	SINGLE FAMILY
 Owner Address	 COBB CHARLES H HEIRS 77 MONA RD PORTLAND ME 04103
 Book/Page	 /
Legal	437-A-11 MONA RD 75-79
	10000 SF

Valuation Information

Land	Building	Total
\$34,130	\$73,390	\$107,520

Property Information

Year Built 1978	Style Ranch	Story Height 1	Sq. Ft. 960	Total Acres 0.23		
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 7	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
12/27/2000	LAND + BLDING	\$129,500	15931-126
04/22/1999	LAND + BLDING		14698-190

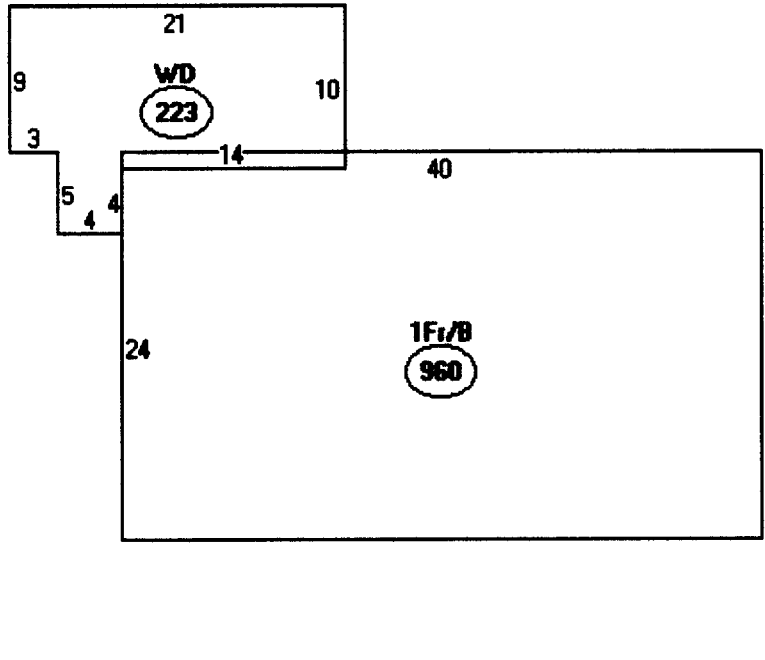
Picture and Sketch

Picture Sketch

[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.

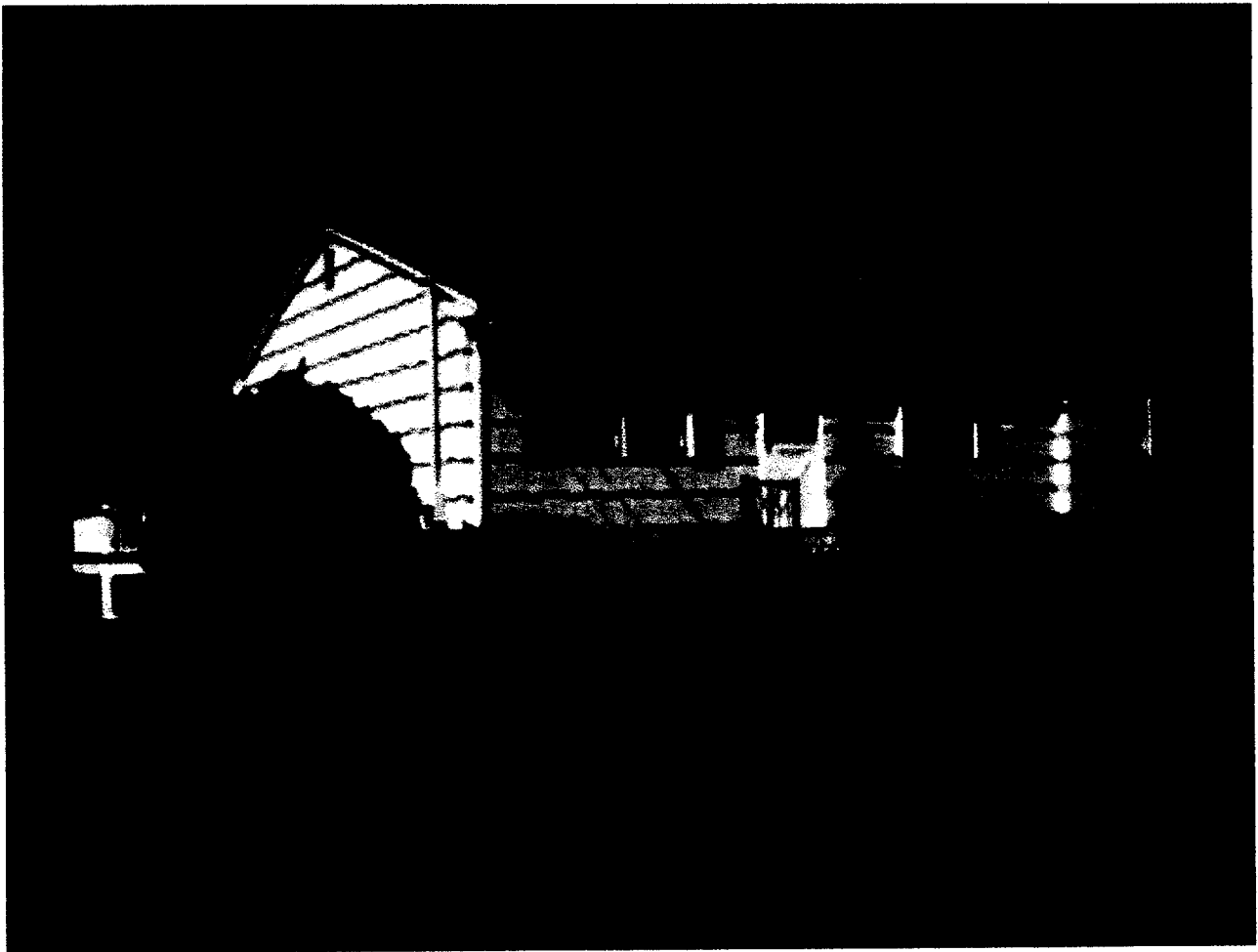




Descriptor/Area

A: 1Fr/B
960 sqft

B: WD
223 sqft



legal deck? $\frac{960}{223}$
 $1183 \times 30\% = 354.9 \text{ \#}$ expansion
 $24 \times 28 = 672 \text{ \#}$