

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 070950

This is to certify that JACOBSKY ANTHONY & BUDGET JACOBSKY JTS/D & S E

has permission to Demolish old 20' x 24' garage replace with 20' x 24' garage

AT 105 DARTMOUTH ST

PERMIT ISSUED

AUG 22 2007

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 work in progress must be reported before this building or part thereof is closed or closed-in. 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. _____

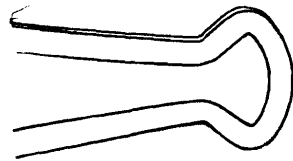
Appeal Board _____

Other _____

Department Name

Thomas M. Moulton 8/21/07
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



TONY 774-2055 h.
 386-690-0885C

Scanned

reverted

City of Portland, Maine - Building or Use Permit Application

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

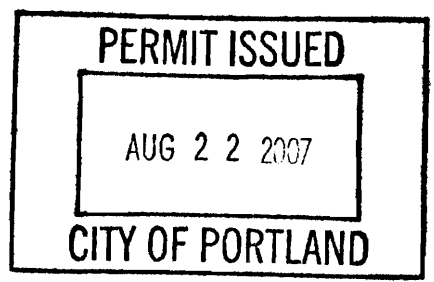
Permit No: 07-0950	Issue Date:	CBL: 118 D016001
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Location of Construction: 105 DARTMOUTH ST	Owner Name: JACOBSKY ANTHONY & BRIDG	Owner Address: 1673 WESTBROOK ST	Phone:
Business Name:	Contractor Name: D & H Excavating and Landscaping	Contractor Address: 169 Mosher Road Gorham	Phone 2078932267
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Single Family Home Two	Proposed Use: Single Family Home - Demolish old 20' x 24' Garage replace w/ new 20' x 24' garage	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 3
Proposed Project Description: Demolish old 20' x 24' Garage replace w/ new 20' x 24' garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: <i>Jim</i> 8/21/07		
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: 08/08/2007	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 Minor MM <i>OK w/ condition</i> Date: <i>ABM</i> 8/17/06	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>ABM</i> Date: _____
	<i>Must be rebuilt in existing footprint shell.</i>		



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: 07-0950	Date Applied For: 08/08/2007	CBL: 118 D016001
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Location of Construction: 105 DARTMOUTH ST	Owner Name: JACOBSKY ANTHONY & BRIDG	Owner Address: 1673 WESTBROOK ST	Phone:
Business Name:	Contractor Name: D & H Excavating and Landscaping	Contractor Address: 169 Mosher Road Gorham	Phone (207) 893-2267
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	

Proposed Use: Two Family - Demolish old 24' x 24' Garage replace w/ new 24' x 24' garage	Proposed Project Description: Demolish old 20' x 24' Garage replace w/ new 24' x 24' garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/17/2007

Note: Called the owner. He said that the existing garage is 24' x 24'. Some of the building plans show the size as 24' x 20. The size needs to be confirmed at the pre- demolition inspection. **Ok to Issue:**

- 1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being issued with the condition that the garage be rebuilt within the existing footprint and within the existing shell.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 08/21/2007

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspection Division Services Director

STOP WORK ORDER NOTICE

August 31, 2007
Anthony & Bridget Jacobsky
1673 Westbrook Street
Portland, Maine 04102

RE: 105 Dartmouth Street
CBL: 118-D-016001

Hand Delivery

Dear Anthony & Bridget Jacobsky:

An inspection at the above referenced address of the permit for 105 Dartmouth on August 28, 2007 revealed that the submitted construction drawings were inaccurate. The inspection revealed the non-conforming structure had been demolished and a new slab had been poured with out benefit of an inspection. Upon issuance of your permit, an inspection checklist outlining all inspection requirements was reviewed with you and signed by you. An inspection was required prior to demolition and an inspection was required prior to placing concrete, this did not take place as required. The first inspection performed by Chris Hanson on August 28, 2007 revealed that a concrete pad measuring 24x24 feet was in place contrary to written records showing the original footprint was 20x20 feet. The 24x24 concrete pad currently in place is nonconforming for Zoning requirements for setbacks.

This is a **STOP WORK ORDER** pursuant to Section 114.1 of the International 2003 Building Code. All construction activity at the above referenced property must **STOP** immediately. The City of Portland is revoking your permit pursuant to Section 105.6 due to the inaccurate submittals and the non-compliance of required inspections.

Section 109.4 (Inspections) Approval Required states: Work shall not be done beyond the point in each successive inspection without first obtaining approval from the building official.

Section 105.6 - Suspension or revocation states: The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code. Failure to comply will result in this office referring the matter to the City of Portland

Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. Ss 4452. This constitutes an appealable decision within 10 days of the date of this letter pursuant to Section 1-16 (2) of the City of Portland Code of Ordinances. Please feel free to contact me at 874-8705, if you wish to discuss the matter or have any questions.

Sincerely,

Tom Markley
Code Enforcement Officer / Plan Reviewer

**City of Portland
Inspection Services
RETURN OF SERVICE**

On the 31ST day of AUGUST, 2007, I made service of the

STOP WORK ORDER / PERMIT REVOCATION upon ANTHONY JACOBSKY

at 1673 Westbank Street

By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____

By delivering a copy to an agent authorized to receive service of process, and whose name is _____

By (describe other manner of service) _____

DATED: 31 August 07

Thomas M. Mahoney
Signature of Person Making Service

CODE ENFORCEMENT OFFICER / PLAN REVIEWER
Title

I have received the above-referenced documents

[Signature]
Signature of Person Receiving Service

Refused to Sign

Unable to Sign

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

Anthony M. Joseph, Jr.
Signature of Applicant/Designee

Date

[Signature]
Signature of Inspections Official

Date

CBL: 118 D16

Building Permit #:

070950



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>105 DAATmouth Street</u>		
Total Square Footage of Proposed Structure <u>576</u>		Square Footage of Lot <u>6363</u>
Tax Assessor's Chart, Block & Lot Chart# <u>118</u> Block# <u>D</u> Lot# <u>16</u>	Owner: <u>Anthony JACOBsky</u>	Telephone: <u>(386) 690-0880 (cell)</u> <u>(207) 974-2050</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Anthony JACOBsky</u> <u>1673 Westbrook St.</u> <u>Portland, Me. 04102</u>	Cost Of Work: \$ <u>10,000.</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>GARAGE</u> If vacant, what was the previous use? <u>GARAGE</u> Proposed Specific use: <u>GARAGE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Build Replacement GARAGE - Demo old garage.</u> <u>24x20?</u> <u>24x20?</u>		
Contractor's name, address & telephone: <u>D+H EXCAVATING & LANDSCAPING, 169 Masher Rd., Gorham, Me. (207) 893-2267</u> Who should we contact when the permit is ready: <u>Anthony JACOBsky</u> Mailing address: <u>1673 Westbrook St.</u> Phone: <u>(207) 974-2050</u> <u>Portland, Me. 04102</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: Anthony J. Jacobsky

Date: 8-7-07

This is not a permit; you may not commence ANY work until the permit is issued.



Demolition Call List & Requirements

Site Address: 100 Dartmouth Street

Owner: Anthony Jacobsky

Structure Type: GARAGE

Contractor: D+H EXCAVATING & LANDSCAPING

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Cindy Deschenes (8-7-07)</u>
Northern Utilities	797-8002 ext 6241	<u>Mark Allen (Jerris, Fee) (8-7-07)</u>
Portland Water District	761-8310	<u>JAN (8-7-07)</u>
Dig Safe	1-888-344-7233	<u>CONF # 20073203811 (8-7-07)</u>

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891	<u>Cary Dilson (8-7-07)</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>Carol Merritt (8-7-07)</u>
Historic Preservation	874-8726	<u>Bebbie (8-7-07)</u>
Fire Dispatcher	874-8576	<u>MORRISSEAU (8-7-07)</u>

Additional Requirements

- 1) Written Notice to Adjoining Owners
- 2) A Photo of the Structure(s) to be demolished
- 3) Certification from an asbestos abatement company

DEP – Environmental (Augusta) 287-2651 Sandy Moody (8-7-07)

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

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

Signed: Anthony Jacobsky

Date: 8-7-07

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

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On 1st November 1944
I received from you a letter

concerning the above

The above is a copy of a letter from the
Director of the [unclear] [unclear] [unclear]
[unclear] [unclear] [unclear] [unclear] [unclear] [unclear]
[unclear] [unclear] [unclear] [unclear] [unclear] [unclear]
[unclear] [unclear] [unclear] [unclear] [unclear] [unclear]
[unclear] [unclear] [unclear] [unclear] [unclear] [unclear]
[unclear] [unclear] [unclear] [unclear] [unclear] [unclear]

Yours faithfully
[unclear]
[unclear]

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	118 D016001
Location	105 DARTMOUTH ST
Land Use	TWO FAMILY
Owner Address	JACOBSKY ANTHONY & BRIDGET JACOBSKY JTS 1673 WESTBROOK ST PORTLAND ME 04102
Book/Page	21844/196
Legal	118-D-16 DARTMOUTH ST 105-107 6363 SF

Current Assessed Valuation

Land	Building	Total
\$87,600	\$228,600	\$316,200

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1920	Old Style	2	3360	0.146	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
6	2		12	Full Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1920	20X20	C	P

Sales Information

Date	Type	Price	Book/Page
10/01/2004	LAND + BLDING	\$352,000	21844-196
09/05/2001	LAND + BLDING	\$239,000	16706-178
08/29/2001	LAND + BLDING		16685-238
04/22/1994	LAND + BLDING	\$119,000	11401-149

Picture and Sketch

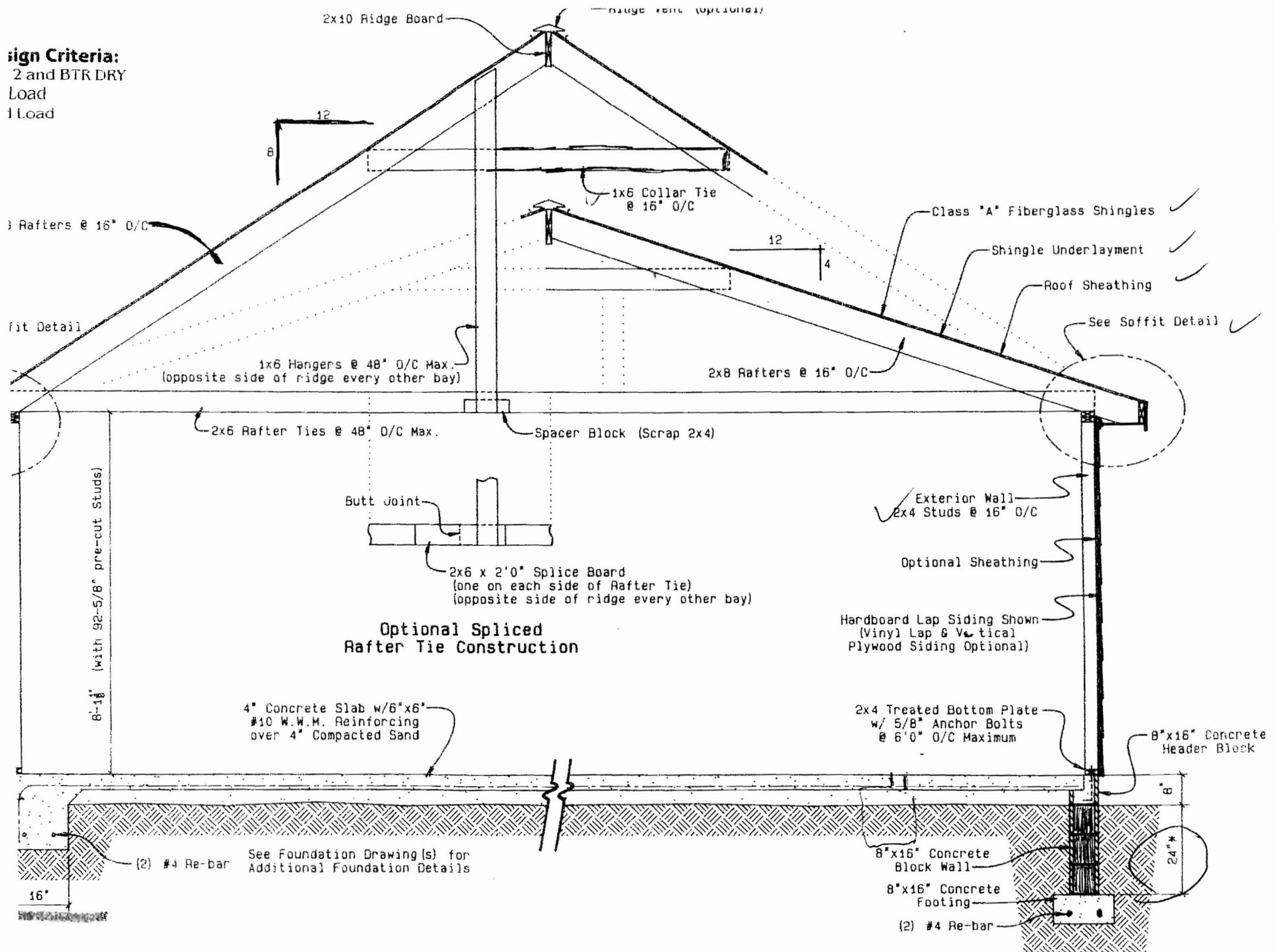
Picture	Sketch	Tax Map
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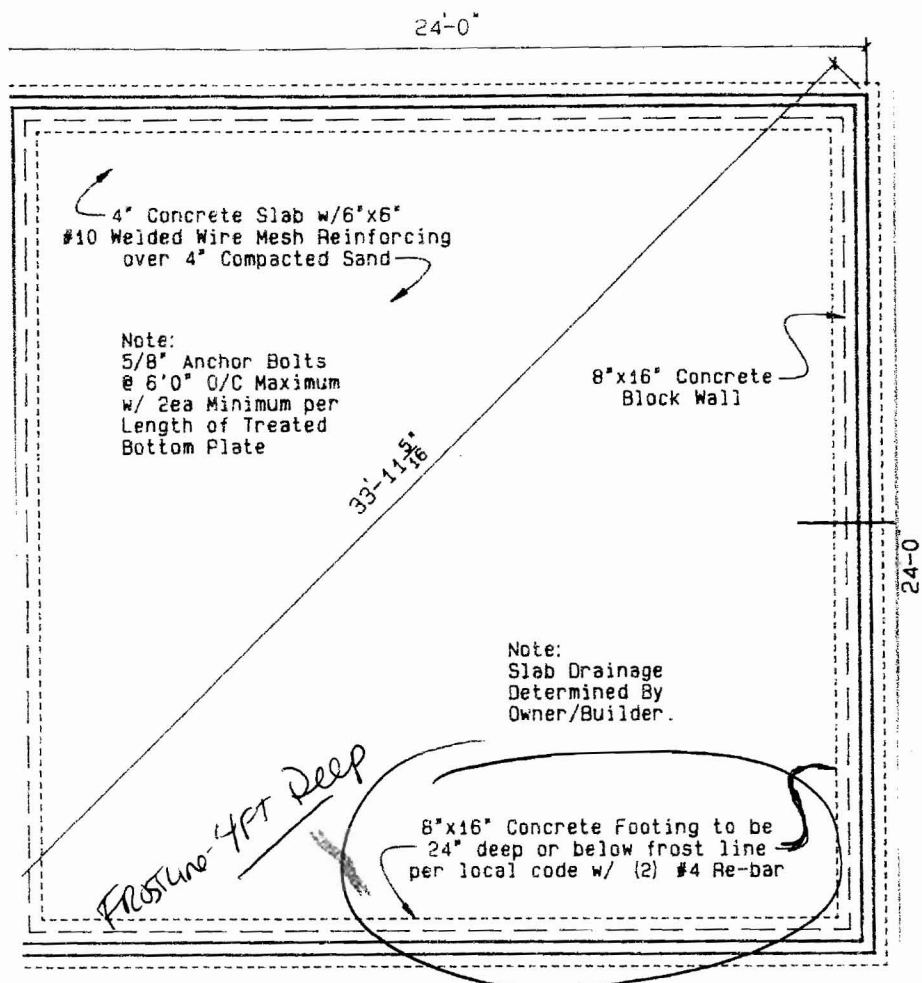
[Click here](#) to view Tax Roll Information.

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

New Search!

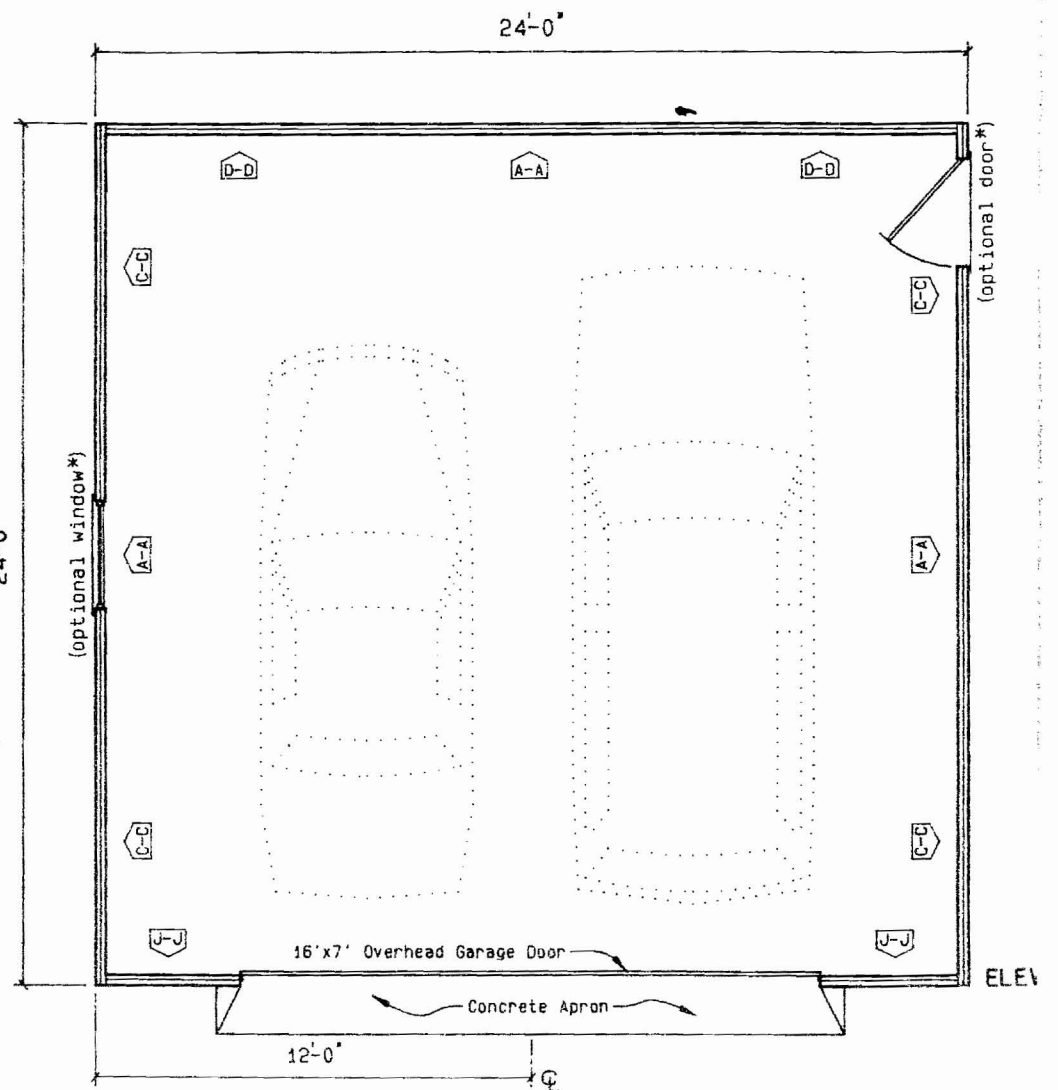
Design Criteria:
 2 and BTR DRY
 Load
 1 Load

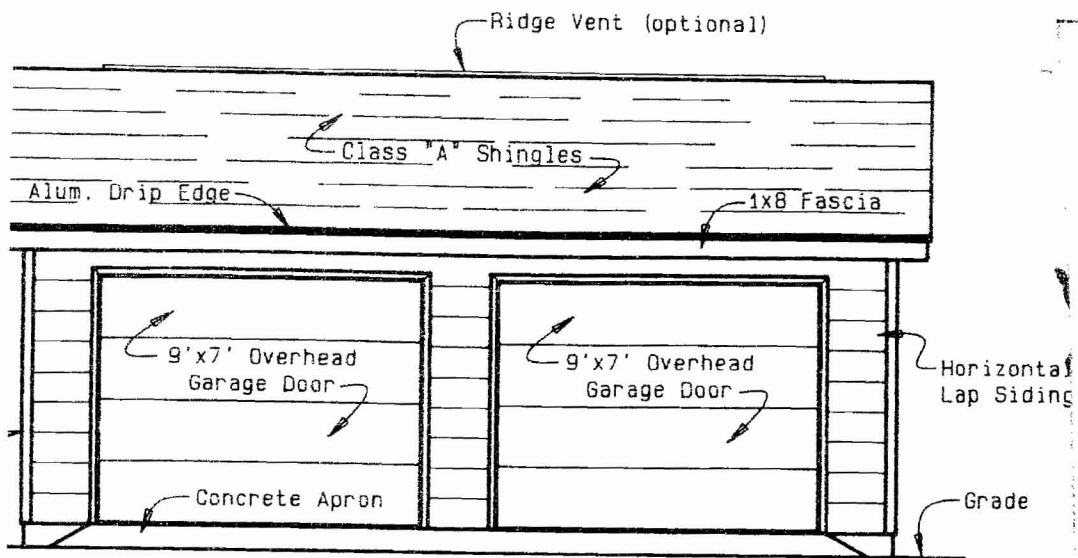




24 x 24 "Perimeter" Foundation Plan

Scale: 3/16" = 1'-0"

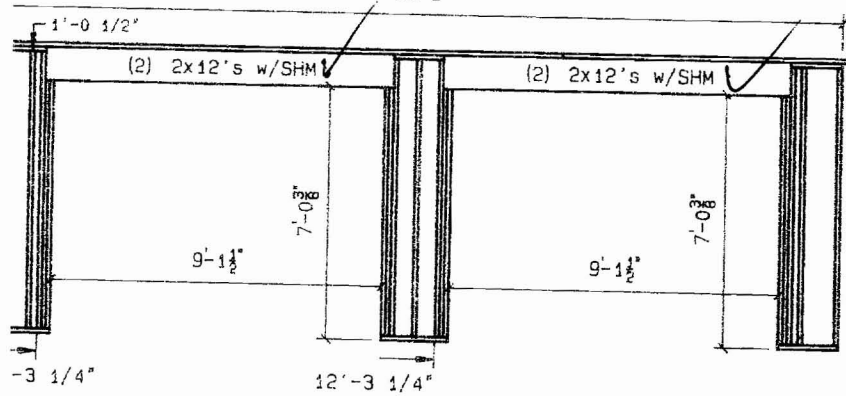




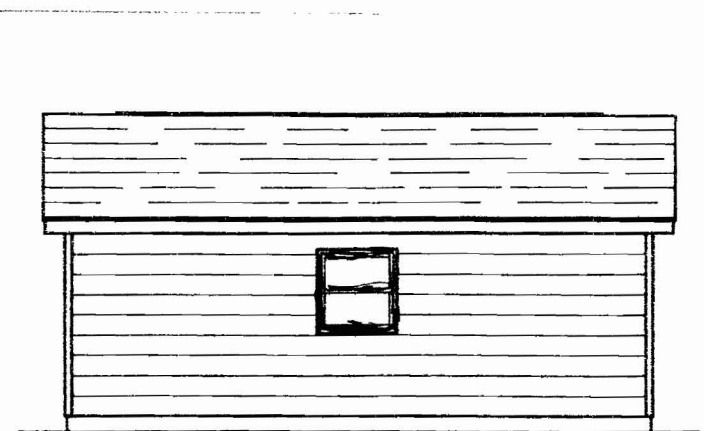
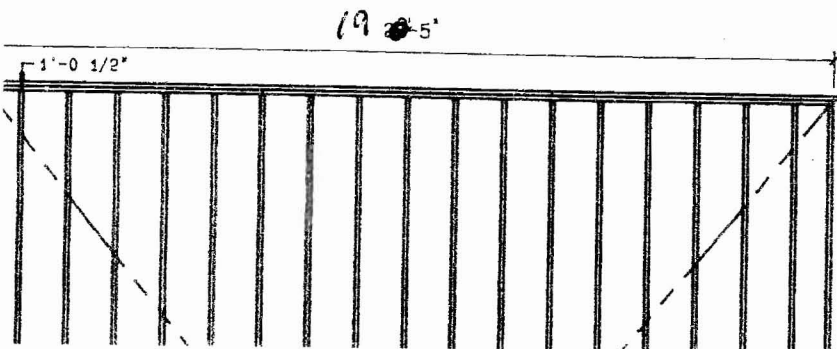
Model 1000 – 4/12 Gable Roof

Scale: 3/16" = 1'-0"

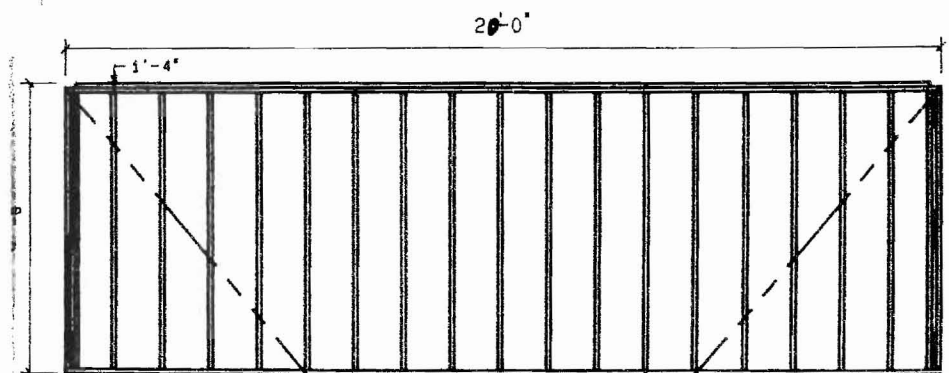
23'-5"



24' Front Panel – Elevation "E"



Model 1000 – 4/12 Gable Roof
24' Wide – other widths similar
 (shown with optional window)



Typical 20' Side Panel

