

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

Permit Number: 080741  
**PERMIT ISSUED**  
AUG 7 2008  
CITY OF PORTLAND

This is to certify that JACOBSKY ANTHONY & BRIDGET JACOBSKY JTS/Dartmouth  
has permission to Build a new 20' x 20' Garage  
AT 105 DARTMOUTH ST L 118 D016001

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 when permission procured before this building or part thereof is occupied or closed-in. 24 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

*[Signature]* 8/6/08  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

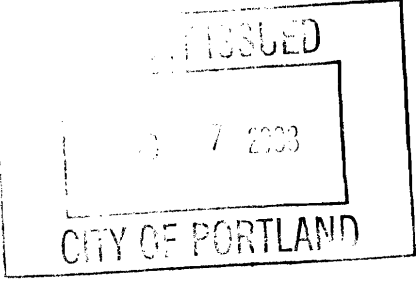
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0741	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: Dawson Moulton	Contractor Address: 62 Farragut Street Portland	Phone 2077976922
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: <del>Single</del> Family Home	Proposed Use: <del>Single</del> Family Home - Build a new 20' x 20' Garage - on an existing 24' x 24' slab.  legal use - 2 dwelling units.	Permit Fee: \$140.00	Cost of Work: \$12,000.00	CEO District: 3
Proposed Project Description: Build a new 20' x 20' Garage on an existing 24' x 24' slab		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied  Signature: <i>[Signature]</i>	INSPECTION: Use Group: 12.3/v Type: SB  IRC 2003  Signature: <i>[Signature]</i>	
		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: 06/24/2008	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/> Ok w/condition Date: 8/5/08 <i>ABM</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: _____
			

**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

**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.

X  Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

X  Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

X  Final inspection required at completion of work.

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.

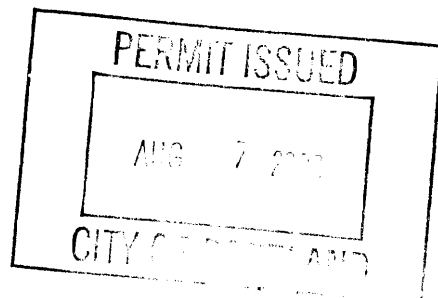
**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

X [Signature]   
Signature of Applicant/Designee

\_\_\_\_\_  
Date

X [Signature]   
Signature of Inspections Official

8.7.08   
Date



**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 08-0741	<b>Date Applied For:</b> 06/24/2008	<b>CBL:</b> 118 D016001
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<b>Location of Construction:</b> 105 DARTMOUTH ST	<b>Owner Name:</b> JACOBSKY ANTHONY & BRIDG	<b>Owner Address:</b> 1673 WESTBROOK ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Dawson Moulton	<b>Contractor Address:</b> 62 Farragut Street Portland	<b>Phone</b> (207) 797-6922
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Two Family Home - Build a new 20' x 20' Garage on an existing 24' x 24' slab.	<b>Proposed Project Description:</b> Build a new 20' x 20' Garage on an existing 24' x 24' slab.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 08/05/2008

**Note:** Permit #07-0950 was issued on July 22, 2007 to demo existing garage and rebuild it. The garage was legally nonconforming and the size of the existing garage was unclear. The garage was demolished without a predemolition inspection and a 24' x 24' slab was poured before a stop work order was issued after an inspection on August 28, 2007. According to a letter from the contractor dated July 11, 2008, the garage was torn down on August 20, 2007.

The original permit to build the garage was issued on 10/21, 1922. The size of the propsoed garage was 20' x 20' with a pitched roof and the height from mean grade of street to highest part of rookf was given as 12'. Our records show no permits issued since then to rebuild the garage, so that is the size and height of the legally nonconforming gargage and this is how it must be rebuilt.

- 1) This permit is being issued with the condition that the new garage will be located two feet from the side property line and two feet from the rear property line. The exisitng 24' x 24' slab may not be in compliance with the two foot side and rear setbacks, bu the new 20' x 20' garage must be. The property must be clearly identified prior to erecting the new garage. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.
- 2) 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. The garage was demolished on August 20, 2007.
- 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 approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 08/06/2008

**Note:** **Ok to Issue:**

- 1) Double 2" x 4"-s are required for headers over the window and the 36" entrance door.
- 2) 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.

**Comments:**

7/28/2008-amachado: Received fax from Tom Jewell that included, leeter from contractor who demoed the gargae & plot plan from 2004.

8/1/2008-amachado: Tom Jewell came in to see what else was needed for buiding plans for the new garage. Tom Markely looked at it and gave Tom Jewell the check list.

<b>Location of Construction:</b> 105 DARTMOUTH ST	<b>Owner Name:</b> JACOBSKY ANTHONY & BRIDG	<b>Owner Address:</b> 1673 WESTBROOK ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Dawson Moulton	<b>Contractor Address:</b> 62 Farragut Street Portland	<b>Phone</b> (207) 797-6922
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

8/5/2008-amachado: Moving permit forward to Tammy. She will review the plans and let Tom know what she needs.

7/1/2008-amachado: Left message for Dawson Moulton, contractor. Need in writing, the exact date that the garage was demolished. Need a cross section of proposed garage that shows the height of the walls, the pitch of the roof etc. Told him that the garage would have to be located in the front right corner of the existing slab.

7/2/2008-amachado: Spoke to Tom Jewell whos is Tony Jacobsky's attorney. He wanted to know what was needed to move the permit forward. Told him that \$100 is owed on the stop work order. Told him we need to know when the garage was demolished. The owner said that the original garage was located at the rear of the new slab. I told Tom we would use the numbers given for the original permit. We also need a cross section that shows the height of the walls and roof etc.



# 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 DARTMOUTH ST. PORTLAND, MAINE.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>118</u> Block# <u>D</u> Lot# <u>16</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Anthony Jacobsky</u> Address <u>1073 West Brook St-</u> City, State & Zip <u>Portland, Me (207) 774-2050</u>	Telephone: <u>207 774-2050</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>12,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>140</u>
Current legal use (i.e. single family) <u><del>SFA</del> two family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Garage 20'x20'</u>		
Contractor's name: <u>DAWSON MOULTON</u> JUN		
Address: <u>62 FARRAGUT ST-</u>		
City, State & Zip <u>Portland, Me 04103</u>		Telephone: <u>797-6922</u>
Who should we contact when the permit is ready: <u>DAWSON 797-6922</u>		Telephone: <u>671-5343</u>
Mailing address: <u>62 FARRAGUT ST. Portland, Me 04103</u>		

**Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division 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: Dawson Moulton Date: 6-22-08

**This is not a permit; you may not commence ANY work until the permit is issue**

**JEWELL & BOUTIN, P. A.**  
Attorneys at Law  
477 Congress Street  
Suite 1104  
Portland, ME 04101-3427

Thomas F. Jewell  
Daniel W. Boutin

Email: [tjewell@jewellandboutin.com](mailto:tjewell@jewellandboutin.com)  
Email: [dboutin@jewellandboutin.com](mailto:dboutin@jewellandboutin.com)

Telephone: 207-774-6665  
Fax: 207-774-1626

**TELECOPIER TRANSMITTAL**

DATE: July 28, 2008 NO. OF PAGES: 3 (Including this page)  
TO: Ann Machado FAX NO.: 874-8716  
FROM: Thomas F. Jewell, Esq. FAX NO.: 207-774-1626  
RE: Tony Jacobsky, 105 Danforth Street

**Please call Julie at (207) 774-6665 if you do not receive all pages or if material is illegible.**

**SPECIAL INSTRUCTIONS OR MESSAGES:**

Here is a letter from the contractor indicating that the old garage was torn down on August 20, 2008.

I am also sending a mortgage inspection plan prepared in 2004, indicating that the old garage was well within the boundaries.

Tony has found the corner boundary stakes and says they show the new pad is about 3' from the boundary line. Does he have to stake those out and run a line?

JUL 28 2008

***This transmission is intended only for the use of the individual or entity to which it is addressed and may contain information which is privileged, confidential and exempt from disclosure under applicable law. If the reader of this transmission is not delivering the transmission to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this transmission is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original transmission to us at the above address via the United States Postal Service. Thank you.***

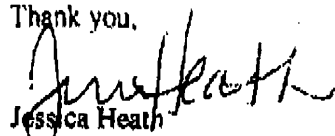
July 11, 2008

To whom it may concern

On August 20, 2007 we were hired by Anthony Jacobsky for a demolition job at 107  
Dartmouth Street in Portland, Maine. We demolished a 24'x20' garage and disposed of  
its debris.

Please feel free to call if you have any further questions regarding this matter.

Thank you.



Jessica Heath

D&H Excavating and Landscaping, LLC



THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 16208 PAGE 178 COUNTY Cumberland  
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 105 Dartmouth Street, Portland, Maine

Job Number: 888-02-R

Buyers: Bridget A. *[Signature]*  
Anthony M. Jacobsky, Jr.

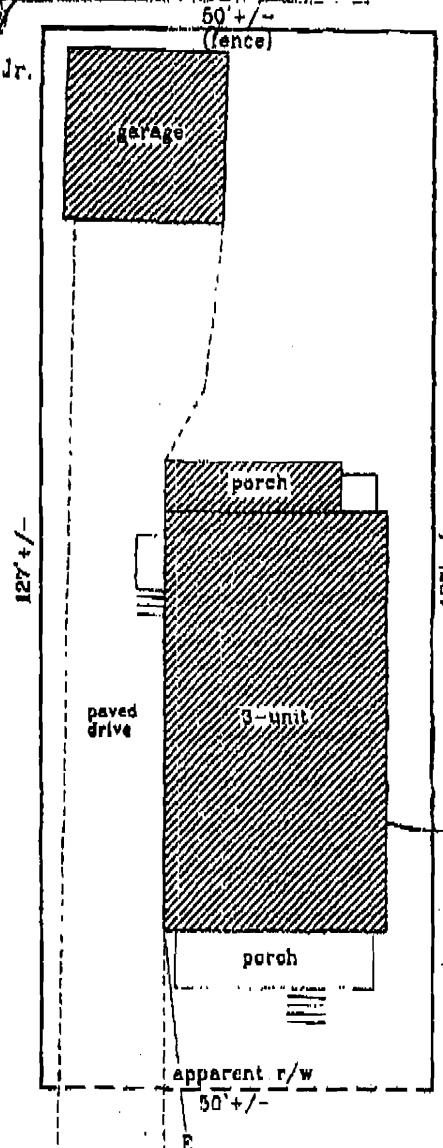
Inspection Date: 08-18-04

Scale: 1" = 20'

Client File#: R-JACOBSKY.A

Sellers: G. Edward &  
Rebekah S. Drysdale

JUL 28



Note:  
Lines of occupation  
are shown.  
A boundary survey  
may yield different  
results.

*[Signature]* Dartmouth St. to Forest Ave.

I HEREBY CERTIFY TO: Hopkinson, Abbonanza & Backer,  
The Lender, and its title insurer.

Monuments found did not conflict with the deed description.  
The dwelling setbacks do not violate town zoning requirements  
As delineated on the Federal Emergency Management Agency Community  
Panel: 230051-0013 B  
The structure does not fall within the special flood hazard zone  
The land does not fall within the special flood hazard zone.

APPARENT EASEMENTS AND RIGHTS OF  
WAY ARE SHOWN. OTHER ENCUMBRANCES,  
RECORDED OR NOT, MAY EXIST. THIS  
SKETCH WILL NOT REVEAL ABUTTING  
DEED CONFLICTS, IF ANY.

Livingston - Hughes  
Professional Land Surveyors  
88 Guinea Road  
Kennebunkport - Maine 04046  
207-987-9781 phone 207-987-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



**JEWELL & BOUTIN, P.A.**

**Attorneys at Law**

477 Congress Street

Suite 1104

Portland, ME 04101-3427

www.jewellandboutin.com

Thomas F. Jewell  
Daniel W. Boutin

E-mail: [tjewell@jewellandboutin.com](mailto:tjewell@jewellandboutin.com)  
E-mail: [dboutin@jewellandboutin.com](mailto:dboutin@jewellandboutin.com)

Telephone: 207-774-6665  
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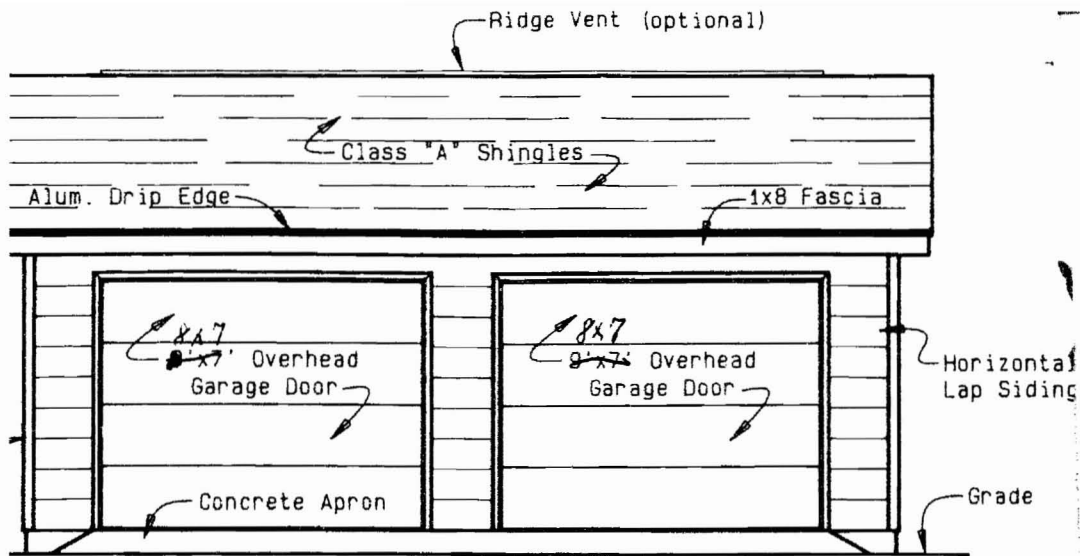
Re: Jacobsky, 105 Darmouth Street garage.

Tammy:

Here are the ~~specs~~ specs for the  
proposed garage. Please let us know  
what is missing.

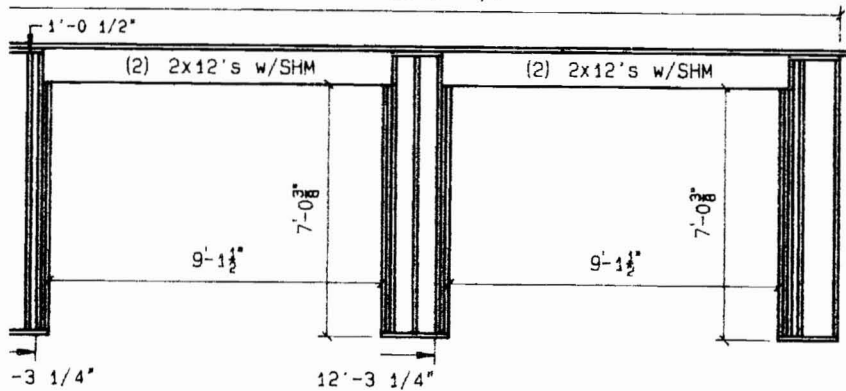
Tom Jewell



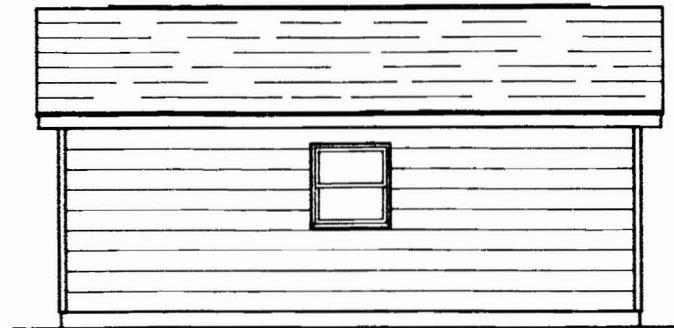
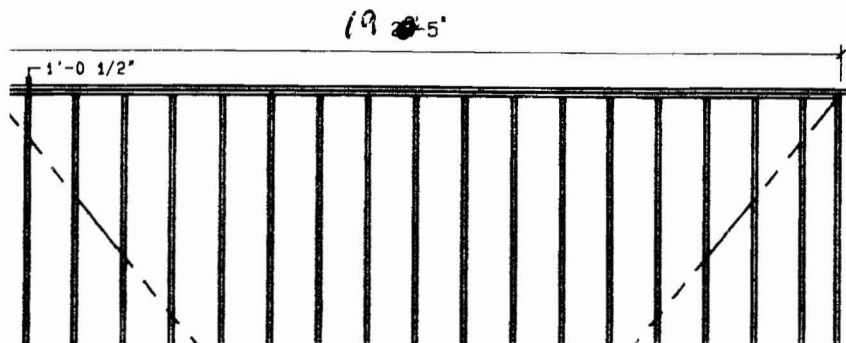


**Model 1000 – 4/12 Gable Roof**

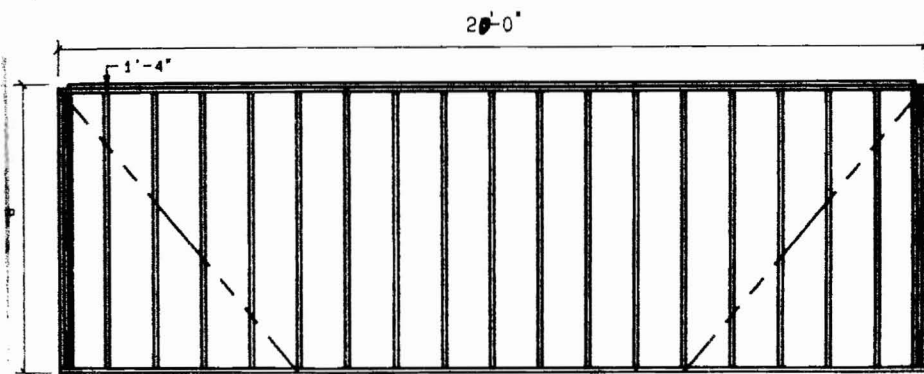
Scale: 3/16" = 1'-0"  
 23'-5" 19'-6"



**24' Front Panel – Elevation "E"**



**Model 1000 – 4/12 Gable Roof**  
 20' 24' Wide – other widths similar  
 (shown with optional window)



**Typical 20' Side Panel**

Height of roof to chad 12'  
roof to chad 5/2



BACK PROPERTY

105 DARTMOUTH ST.  
PORTLAND, MAINE

20' x 20' GARAGE



Window

side or

Garage dr

Garage dr

24'

Front dining U.A.Y

20' x 24' x 24'

- 2x4" WALL Constr.
- 1 1/2" x 2" Double Header Single Plate
- 2x6" Sheathing 4' x 4' x 2'
- VINYL Siding FINISH
- ROOF TRUSSES 12 1/2' Sp. 24' OC
- 1/2" C.D.X. Ply Roof
- Asphalt Shingles (standard edge)
- 2x4" Garage dr 8' x 7' 2 1/2'
- 2x4" 7 Vinyl
- Side entrance dr 30' x 6 1/2'
- Side Window 36' x 58"

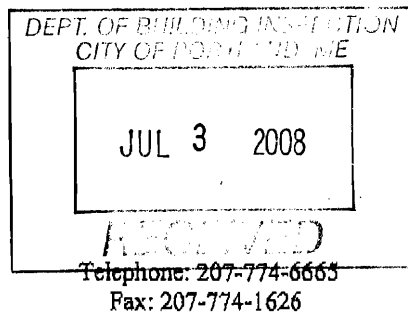
Materials Shown  
TOTAL Price to build

1 20' x 20' GARAGE

(12,995 net)

These are estimated dollars

**JEWELL & BOUTIN, P. A.**  
Attorneys at Law  
477 Congress Street  
Suite 1104  
Portland, ME 04101-3427  
  
www.jewellandboutin.com



Thomas F. Jewell  
Daniel W. Boutin

Email: tjewell@jewellandboutin.com  
Email: dboutin@jewellandboutin.com

Telephone: 207-774-6665  
Fax: 207-774-1626

**TELECOPIER TRANSMITTAL**

DATE: 7/3/08

NO. OF PAGES: 2  
(Including this page)

TO: Ann Machado

FAX NO.: 874 - 8716

TO: \_\_\_\_\_

FAX NO.: \_\_\_\_\_

CC: \_\_\_\_\_

FAX NO.: \_\_\_\_\_

CC: \_\_\_\_\_

FAX NO.: \_\_\_\_\_

FROM: Tom Jewell

FAX NO.: 207-774-1626

RE: \_\_\_\_\_

=====  
If you have questions about information in this fax, please call Attorney \_\_\_\_\_ at 207-774-6665.  
If you do not receive all pages or if material is illegible, please call \_\_\_\_\_ at the above number.  
=====

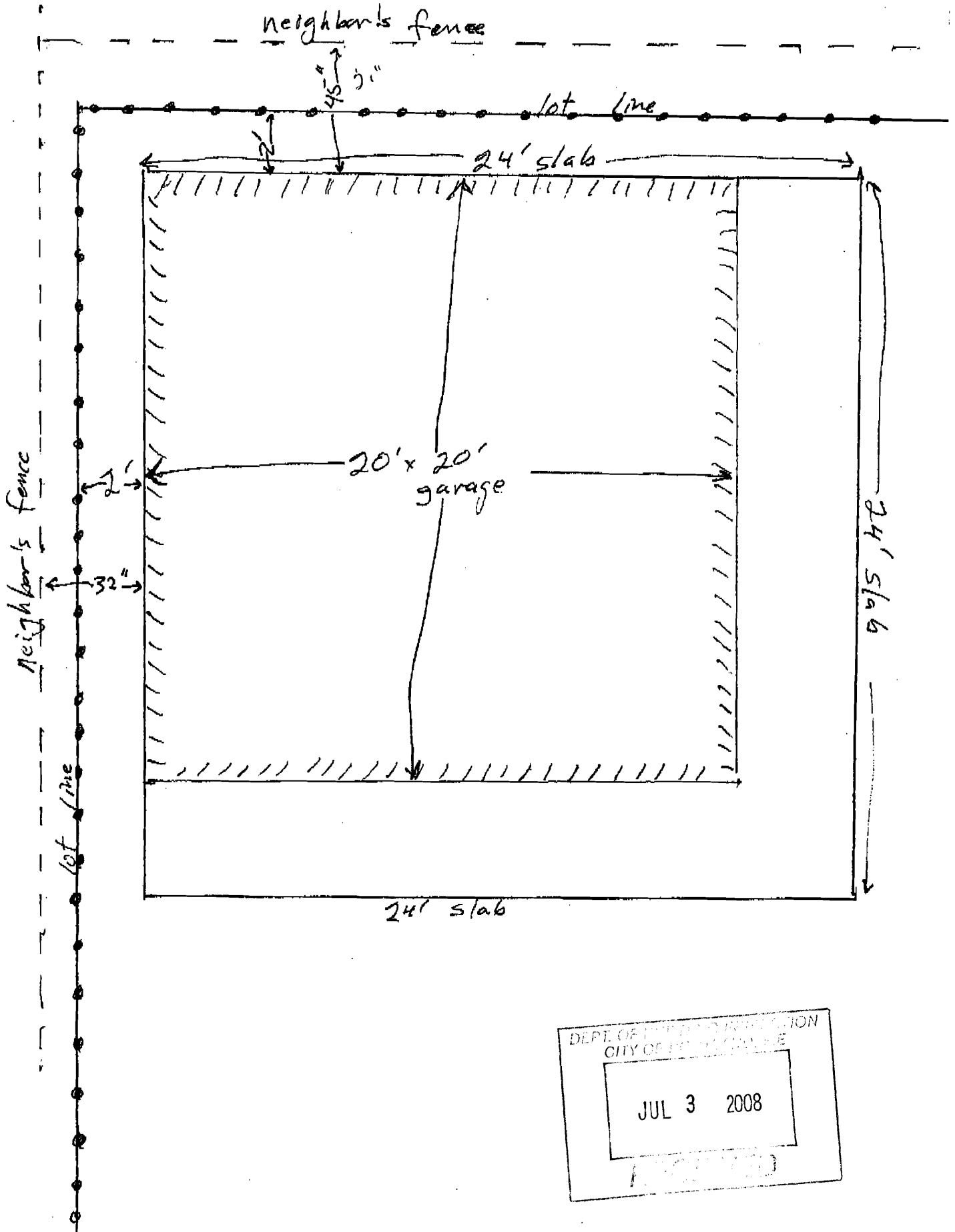
**SPECIAL INSTRUCTIONS OR MESSAGES:**

*Here is a sketch. On the previous plan submitted the 32' and 45' distances were to the neighbor's fences, not the boundary line. Tony purposes to be rebuild the garage at the location to the previous one.*

*A separate sheet will be sent with more construction detail.*

=====  
*This transmission is intended only for the use of the individual or entity to which it is addressed and may contain information which is privileged, confidential and exempt from disclosure under applicable law. If the reader of this transmission is not delivering the transmission to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this transmission is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original transmission to us at the above address via the United States Postal Service. Thank you.*





DEPT. OF PUBLIC SAFETY  
CITY OF BOSTON  
JUL 3 2008  
RECEIVED



Location, ownership, and detail must be correct, complete and legible. Separate application required for every building.

### APPLICATION FOR PERMIT TO BUILD A PRIVATE GARAGE

Portland, Me., October 21, 1922 19

TO THE  
INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:-

Location 105707 37 Dartmouth Street Fire Districts no Ward 8

Name of owner is? Arthur B. Hodsdon Address 37 Dartmouth Street

Name of mechanic is? E. L. Porter Address Brown Street

Proposes occupancy of building (purpose)? Private garage for two

cars only, and no space to be let.

Not nearer than two feet from any lot line, will not obstruct windows of adjoining property.

A Pyrene fire extinguisher to be kept in garage.

Size of building, No. of feet front? 20ft; No. of feet rear? 20ft; No. of feet deep? 20ft

No. of stories? 1

No. of feet in height from the mean grade of street to the highest part of the roof? 12ft

Floor to be? concrete

Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? asphalt

Will there be a chimney? no Will the flues be lined? no No stoves to be used.

Will the building conform to the requirements of the law? yes

Will the building be as good in appearance as other surrounding buildings? yes

Have you or any person acting for you previously applied for a permit to build a private garage? no

If so, state the particulars \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Estimated Cost,  
\$ 300.

Signature of owner or authorized representative,

Arthur B. Hodsdon

Address, 116 Grand St



Permit #07-0950

# FAX



To: Tom Jewell

Fax Number: 774-1626

From: Ann Machado

Fax Number:

Date: 7/3/08

Regarding: 105 Dartmouth Street - garage

Total Number Of Pages Including Cover: 3

Phone Number For Follow-Up: 874-8709

### Comments:

permit from 1922

plot plan from permit # 02-0950

City Of Portland, Maine  
Inspections Division Services  
389 Congress St Room 315 Portland Me 04101-3509  
Phone: (207) 874-8703 or (207) 874-8693  
Fax: (207) 874-8716  
<http://www.portlandmaine.gov/>

