

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING PERMIT

# PERMIT

Permit Number: 090553

Please Read Application And Notes, If Any, Attached

This is to certify that AHMADOV TARLAN R & ZHIFIRA M. KOVA JTS/

has permission to Build Stairway to the Second Floor of the

AT 108 COBB AVE CE 210 B013001

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 lathed or otherwise finished-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

**PERMIT ISSUED**

JUN - 5 2009

CITY OF PORTLAND

Fire Dept.  
Health Dept.  
Appeal Board  
Other

*Ch... MA* 6/5/09  
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: 09-0553	Issue Date: 6/5/09	CBL: 210 B013001
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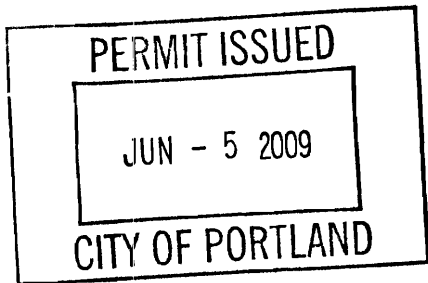
<b>Location of Construction:</b> 108 COBB AVE	<b>Owner Name:</b> AHMADOV TARLAN R & ZEMFI	<b>Owner Address:</b> 134 EBEN HILL DR	<b>Phone:</b> 207-210-1501
<b>Business Name:</b>	<b>Contractor Name:</b> Daivd Gaulrapp	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	<b>Zone:</b> R-2

<b>Past Use:</b> Single Family Home	<b>Proposed Use:</b> Single Family Home - Build Stairway to the Second Floor of the Garage.	<b>Permit Fee:</b> \$50.00	<b>Cost of Work:</b> \$3,000.00	<b>CEO District:</b> 3
<b>Proposed Project Description:</b> Build Stairway to the Second Floor of the Garage.		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R-3 Type: SB IRC-2003 Signature: <i>Cl</i>	
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

<b>Permit Taken By:</b> lmd	<b>Date Applied For:</b> 06/04/2009	<b>Zoning Approval</b>	
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan <i>O.K.</i>	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 6/5/09 <i>Cl</i>	Date: _____	Date: 6/5/09 <i>Cl</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

7-7-09 Not ready - need to refigure rise + run

✓ JAR

08-21-09

Re-Inspect stairs Ok (-) Top Landing  
↓ (1) one inch; owner will add flooring  
to bring to code. JAR

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

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

<b>Permit No:</b> 09-0553	<b>Date Applied For:</b> 06/04/2009	<b>CBL:</b> 210 B013001
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<b>Location of Construction:</b> 108 COBB AVE	<b>Owner Name:</b> AHMADOV TARLAN R & ZEMFI	<b>Owner Address:</b> 134 EBEN HILL DR	<b>Phone:</b> 207-210-1501
<b>Business Name:</b>	<b>Contractor Name:</b> Daivd Gaulrapp	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - Build Stairway to the Second Floor of the Garage.	<b>Proposed Project Description:</b> Build Stairway to the Second Floor of the Garage.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 06/05/2009

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

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** Chris Hanson      **Approval Date:** 06/05/2009

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

- 1) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**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.**

\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date



# 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>108 Cobb av Portland ME 04102</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant <sup>*must be owner, Lessee or Buyer*</sup> Name <u>Tarlan Ahmadov</u> Address <u>108 Cobb av</u> City, State & Zip <u>Portland ME 04102</u>	Telephone: <u>2101501</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>a) above</u> Address City, State & Zip	Cost Of Work: \$ <u>3,000.00</u> C of O Fee: \$ Total Fee: \$ <u>3,000.00</u>
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? If yes, please name Project description: <u>BUILD STAIRCASE TO SECOND FLOOR ON REAR OF GARAGE WITH COVERED ENTRANCE</u>		
Contractor's name: <u>ONE CALL (DAVID GAURAPP)</u> Address: <u>95 VISTA DR.</u> City, State & Zip <u>WINDHAM ME 04062</u> Telephone: <u>671-2524</u> Who should we contact when the permit is ready: <u>TARLAN AHMADOV</u> Telephone: <u>210-1501</u> Mailing address: <u>108 COBB AVE. PORTLAND ME 04102</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: [Signature] Date: 5/29/09

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

Applicant: Amador Torlan

Date: 6/5/09

Address: 108 Cobb

C-B-L: 210-B-013

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 6/5

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - Single Family

Sevage Disposal - ✓

Lot Street Frontage - MIN 50 -

Front Yard - MIN 25' ✓

Rear Yard - MIN 25' ✓

Side Yard - 1-1 1/2 - 12' - Allowed 12' on side, opp. side ✓  
2 - 14' 16' min ✓  
2 1/2 - 16'

Projections -

Width of Lot -

Height -

Lot Area - MIN 10,000 - act. 10,040

Lot Coverage/ Impervious Surface - 20%

Area per Family - 10,000

2008 Allowed 3X12  
1566 Now  
72 Adding 36  
1638 o.k. 36

Off-street Parking -

Loading Bays -

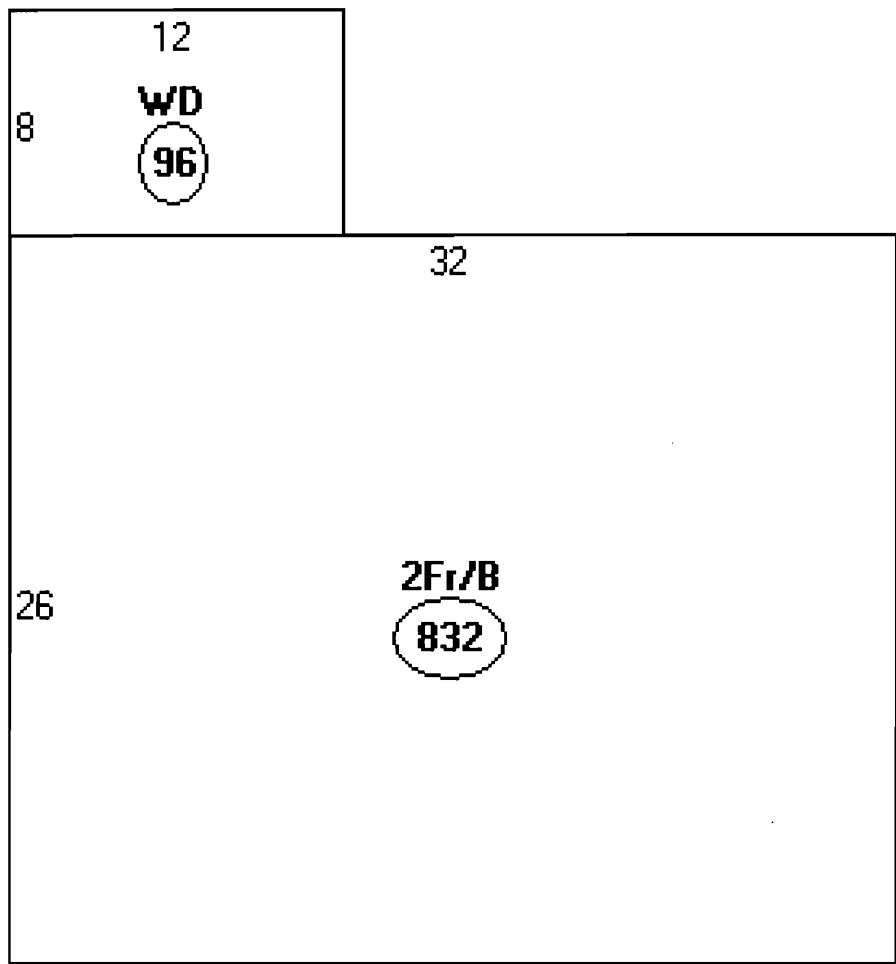
Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -







Descriptor/Area

A: 2Fr/B  
832 sqft

B: WD  
96 sqft

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**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	210 B013001
<b>Location</b>	108 COBB AVE
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	AHMADOV TARLAN R & ZEMFIRA M AHMADOVA JTS 134 EBEN HILL DR PORTLAND ME 04103
<b>Book/Page</b>	25493/074
<b>Legal</b>	210-B-13-14 COBB AVE 102-108 10040 SF

**Current Assessed Valuation**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$75,000	\$151,500	\$226,500

**Property Information**

<b>Year Built</b> 2008	<b>Style</b> Colonial	<b>Story Height</b> 2	<b>Sq. Ft.</b> 2240	<b>Total Acres</b> 0.23		
<b>Bedrooms</b> 3	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 6	<b>Attic</b> None	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
09/25/2007	LAND	\$244,400	25493-074
03/15/2007	LAND	\$85,000	24926-081
09/01/2002	LAND	\$56,000	18146-319

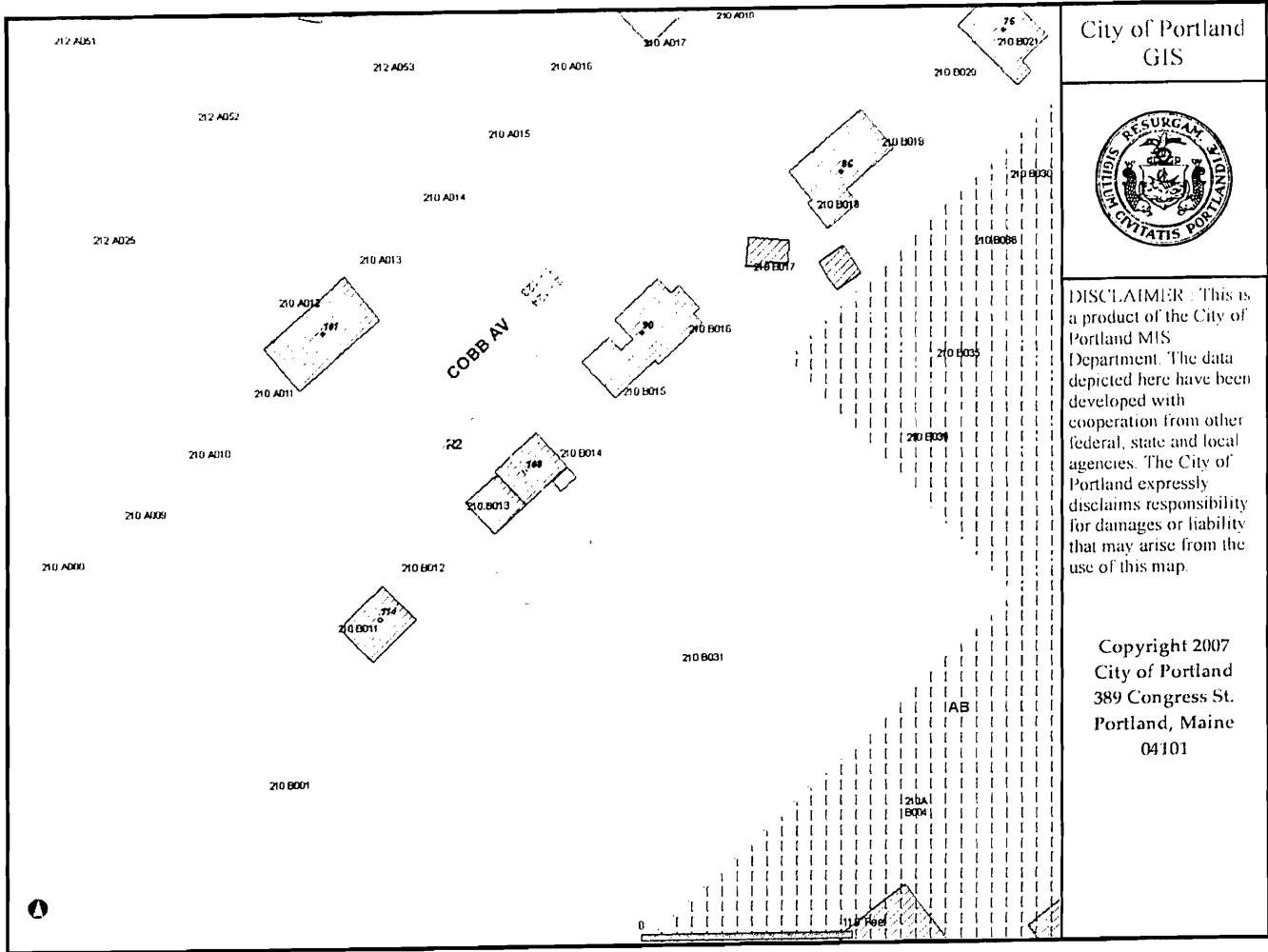
**Picture and Sketch**

<u><a href="#">Picture</a></u>	<u><a href="#">Sketch</a></u>	<u><a href="#">Tax Map</a></u>
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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!**



R-2

SIDE SETBACKS: 2 stories 14' or no less than 12' with R-2 on the other side or 16' - 29' shown

REAR: 25' req - 25' + shown

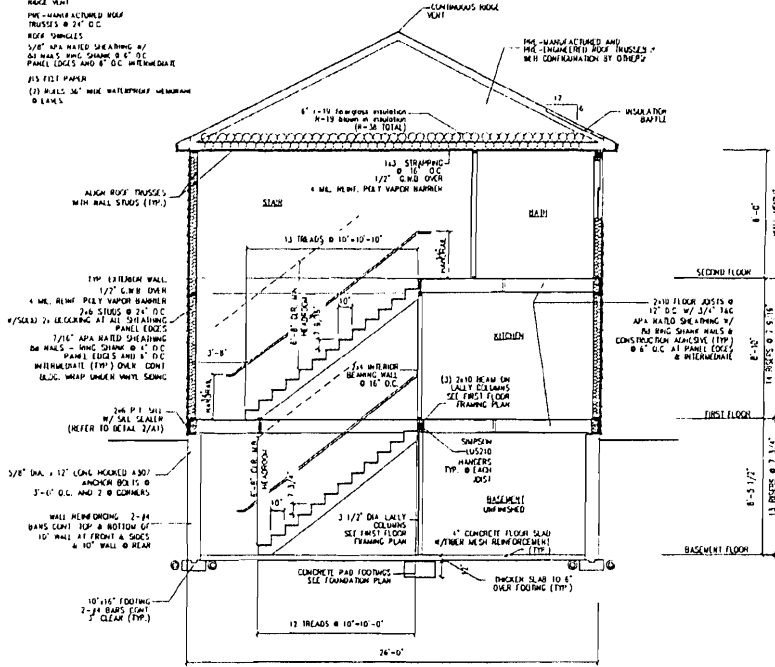
FRONT: 25' req - 25' + shown

lot cov: 20% MAX  $\times 10,040 \text{ sq ft} = 2,008 \text{ sq ft MAX}$

$26' \times 32' = 832$   
 $24' \times 24' = 576$  - New  
 ? deck  $8' \times 16' = 128$  - Never permitted  
 ? BackH -  $5 \times 6 = 30$  - Never permitted  
1566 sq ft

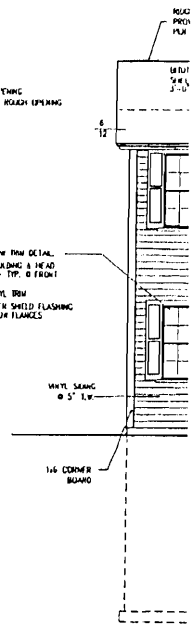
**TYPICAL ROOF CONSTRUCTION**

ROOF VENT  
 PVC-WATERSTOPPED ROOF TRUSSES @ 24" O.C.  
 ROOF TRUSSELS  
 5/8" APA HEARD SHEATHING w/ 2x4 RAFTERS @ 24" O.C.  
 PANEL EDGES AND 8" O.C. INTERMEDIATE  
 2x6 FIBER PAPER  
 (1) WALLS 36" WIDE WATERPROOF MEMBRANE @ 1/2" O.C.



HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0 - 3'-0"	(1) - 2x4
3'-1" - 4'-4"	(1) - 2x8
4'-5" - 5'-8"	(1) - 2x10
5'-9" - 7'-0"	(1) - 2x12

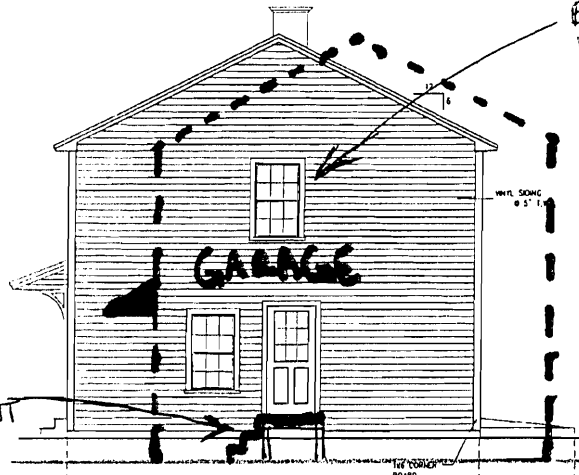
NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:  
 (1) 2x6 SIZES PLUS 2x6 KING UP TO 4'-4" HEIGHT (1STING)  
 (2) 2x6 SIZES PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING



**SECTION THRU HOUSE**

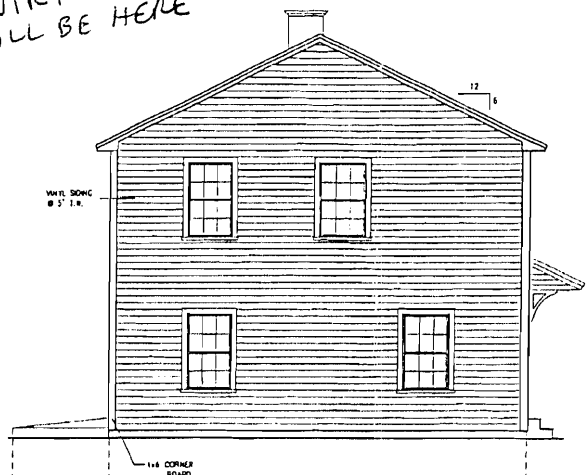
SCALE: 1/4" = 1' - 0"

*ENTRY DOOR TO HOUSE WILL BE HERE*



**RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1' - 0"



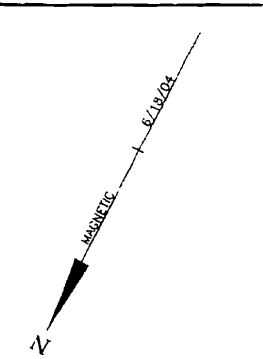
**LEFT SIDE ELEVATION**

SCALE: 1/4" = 1' - 0"



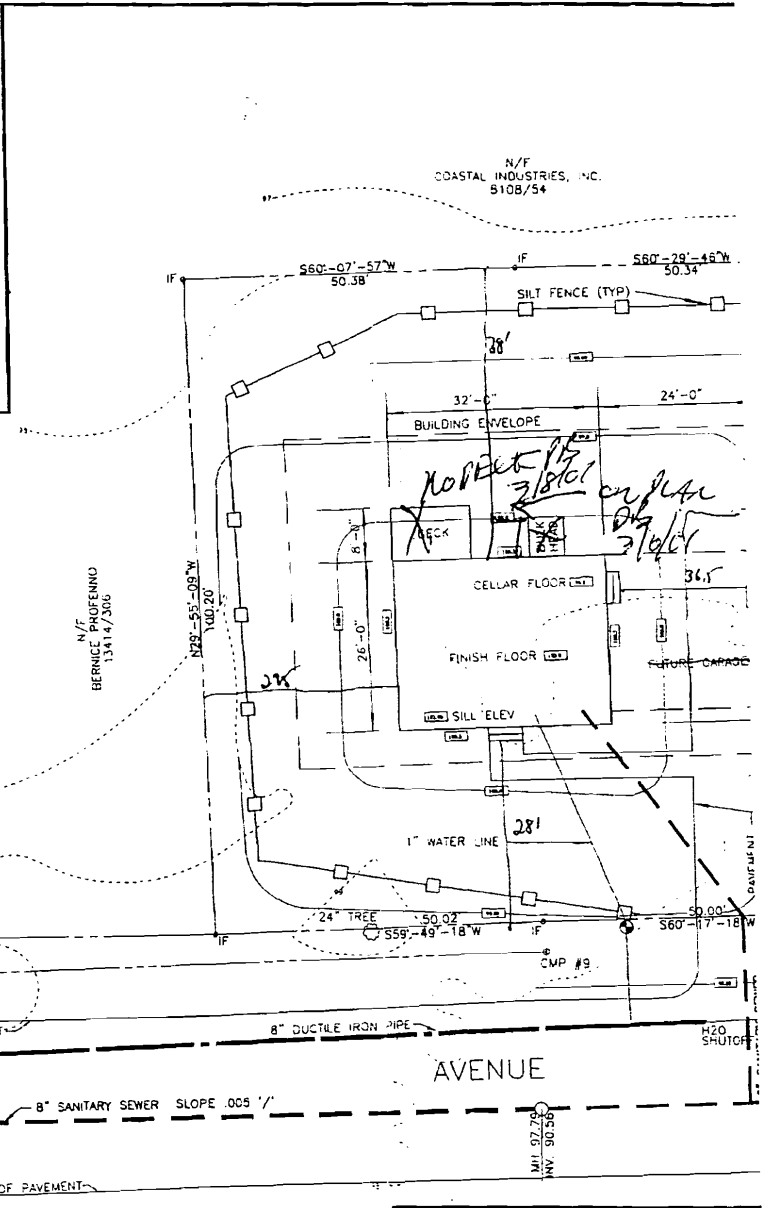
**REA**

old permit  
11-07-022

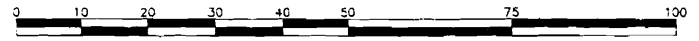


**LEGEND**

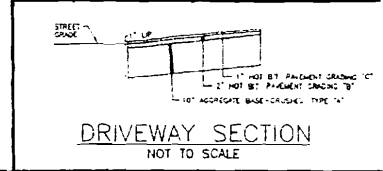
○	IRON FOUND
⊙	EXISTING UTILITY POLE
•	IRON SET
•	EXISTING H2O SHUTOFF
○	EXISTING MANHOLE
—	EXISTING PAVEMENT
—	PROPERTY LINE
—	BUILDING ENVELOPE
---	EXISTING CONTOUR
---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
103.00	FINISH GRADE ELEVATION



BENCHMARK  
PK IN POLE #8  
ELEV. = 100.10  
PUBLIC WORKS SEWER  
PLAN COBB AVENUE  
912/1



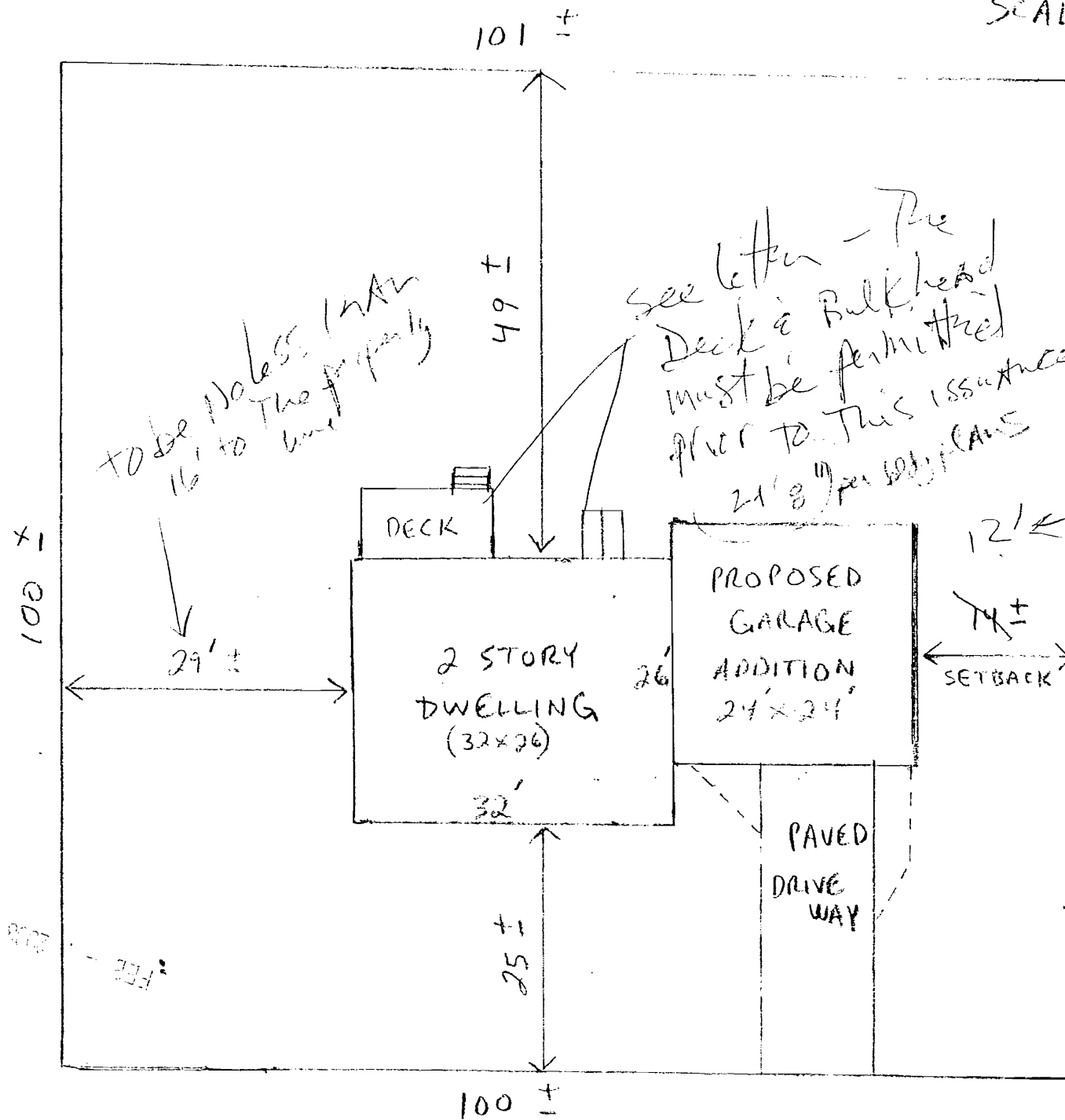
**GRAPHIC SCALE**  
SCALE: 1"=10'



SCALE = 1" = 15'

# PLOT PLAN

See Other  
"Survey"



to be NO less  
than 12 feet  
to the property  
line

NOTE: WOULD LIKE  
TO USE "SIDE YARD  
REDUCTION" IN THE  
EVENT THAT THE  
ACTUAL MEASURE IS  
SLIGHTLY LESS THAN  
14 FT.



# Permitting By Appointment

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects. Under this new program, you may be eligible to receive a building permit on the day you have a scheduled appointment with Inspection staff.

**This permitting program applies only to existing one and two family homes not located within a historic district or shore land zone.**

## Eligible Projects

Please submit a complete application with the required plans

- Interior renovations, gut rehabs including structural changes
- Attached and detached garages
- Additions, decks, sheds, pools, dormers (two family addition must be less than 500 s.f.)
- Rebuild of any exterior structure listed above

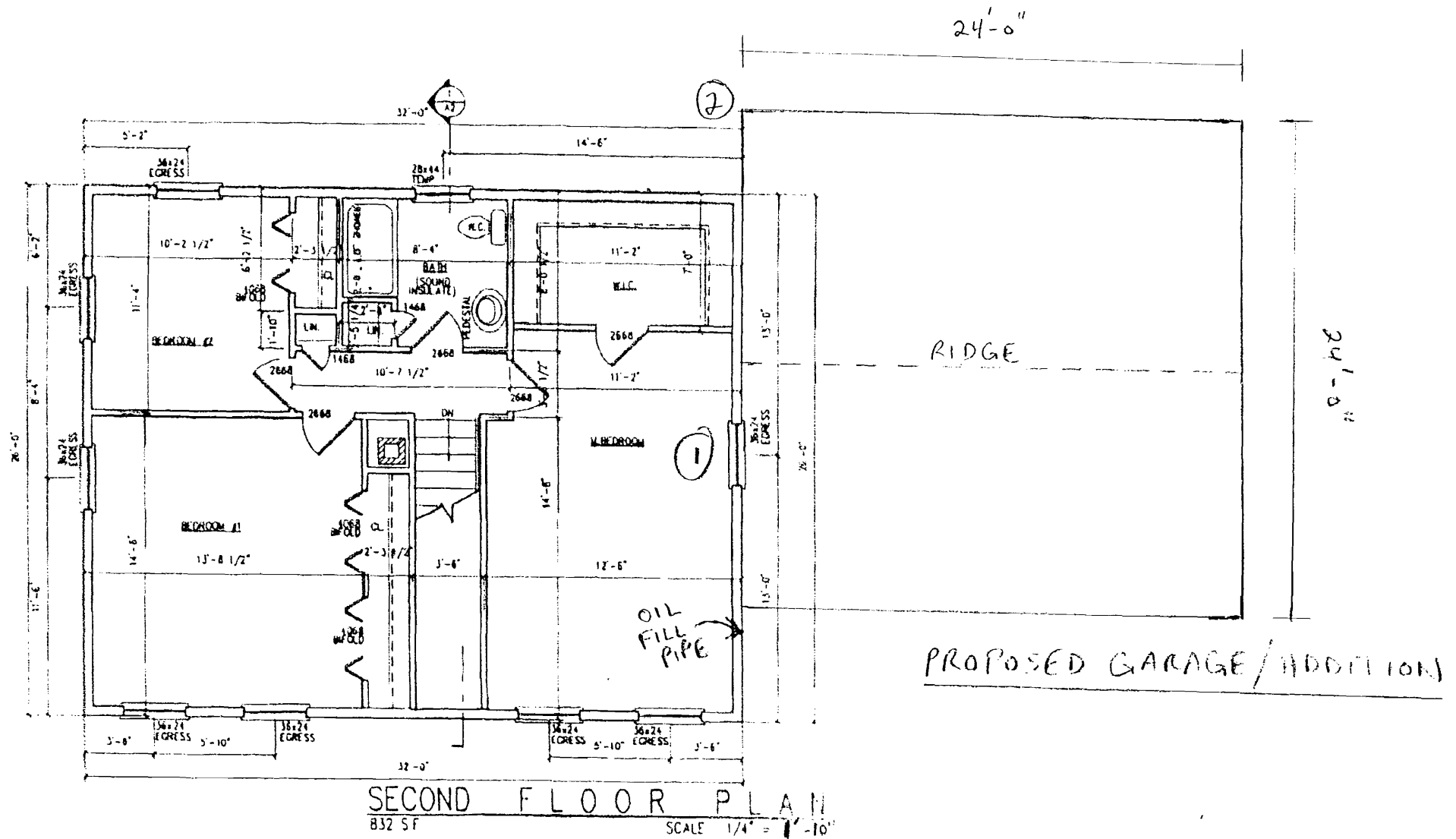
Inspections are still required per City Code of Ordinance.

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](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant: <i>x Taylor Ahmed</i>	Date: <i>5/29/09</i>
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This is not a permit; you may not commence ANY work until the permit is issued.



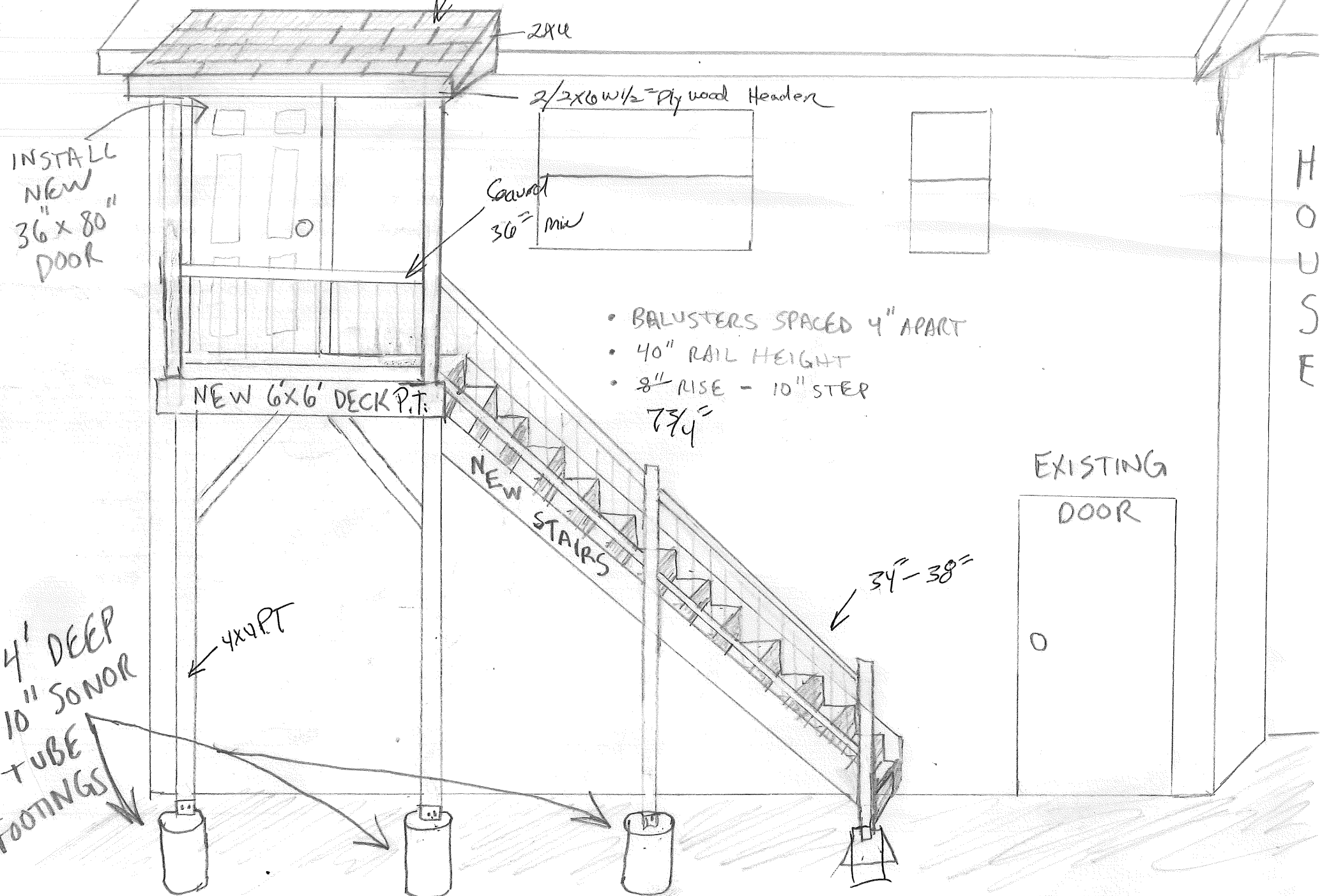
- ① NOTES: 2ND FLOOR WINDOW WILL BE MADE INTO ENTRY DOOR
- ② GARAGE SET BACK 4' INTO BACK YARD BECAUSE OF FRONT CORNER HOUSE UTILITIES (OIL FILL)



1" = 2.5 ft.  
approx.

# EXISTING GARAGE (REAR)

5/12 24' x 24'



INSTALL  
NEW  
36" x 80"  
DOOR

NEW 6' x 6' DECK P.T.

Covered  
36" min

2/2x6 w/ 1/2" plywood Header

- BALUSTERS SPACED 4" APART
  - 40" RAIL HEIGHT
  - 8" RISE - 10" STEP
- 7 3/4"

NEW STAIRS

34" - 38"

4' DEEP  
10" SONOR  
TUBE  
FOOTINGS

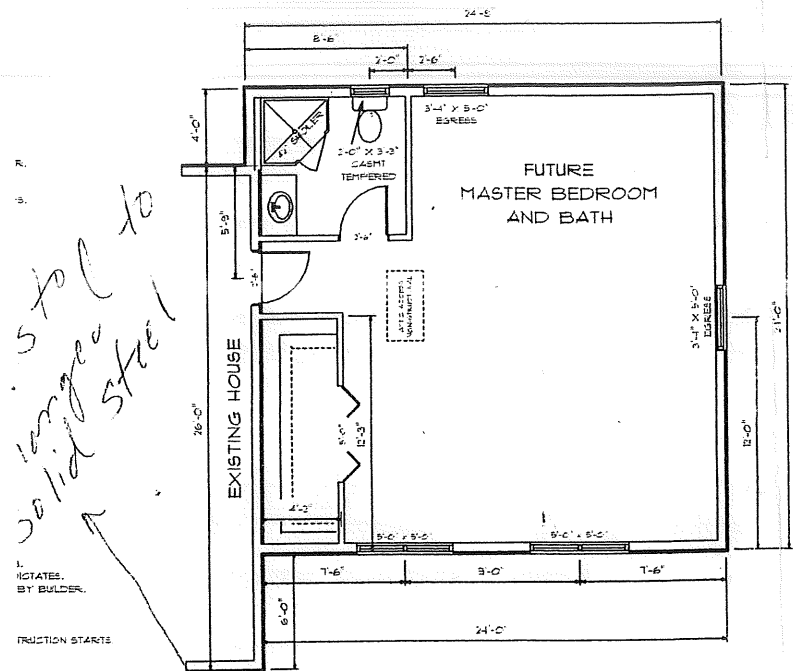
4x4 PT

EXISTING  
DOOR

H  
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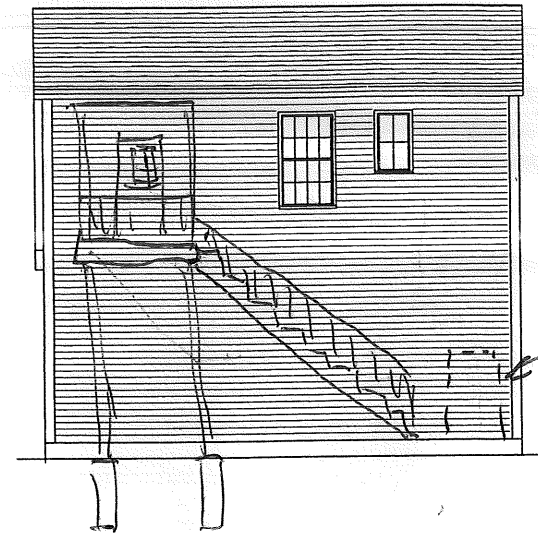
REAR ELEVATION

FRONT ELEVATION



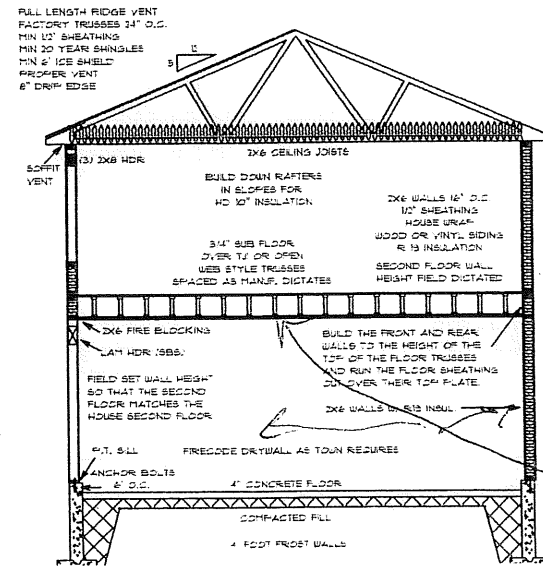
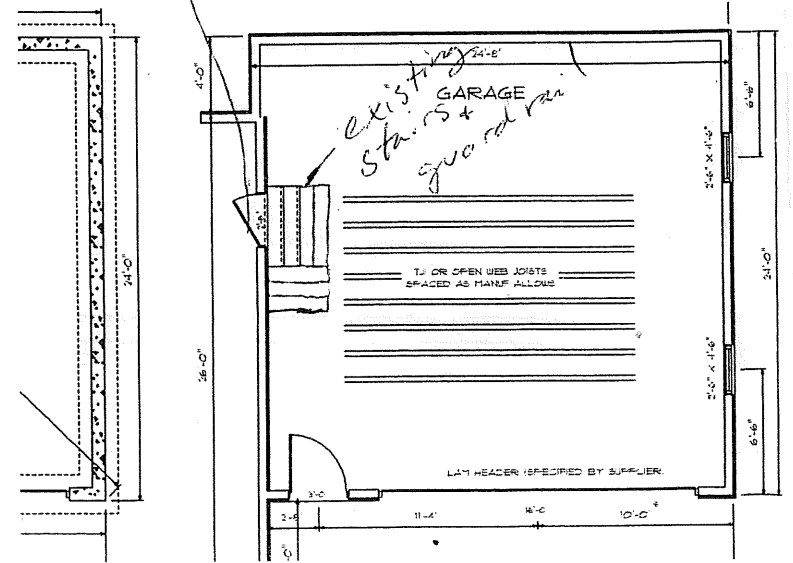
*stop to change solid steel*

1. INDICATES BY BUILDER. FRUCTION STARTS



GARAGE STRUCTURAL

SIDE ELEVATION



*5/8" x 1/2" 115*