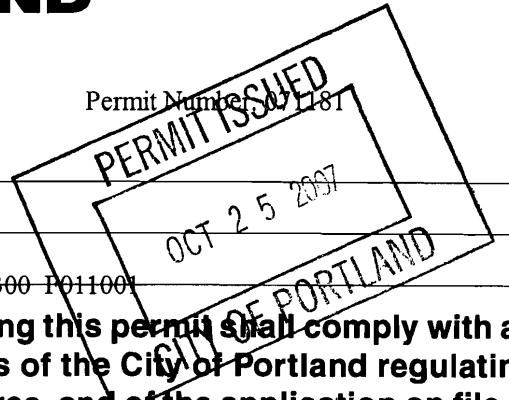


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

Permit Number 1181



This is to certify that NOBLE JAMES T & JOAN R SUR side
has permission to 14' x 20' Garage
AT 133 COMMONWEALTH DR 300 P011001

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. **48 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 R. Moulton 10/24/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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.**

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



Signature of Applicant/Designee

Date



Signature of Inspections Official

10-25-2007
Date

CBL: _____ Building Permit #: _____

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1181	Issue Date:	CBL: 300 F011001
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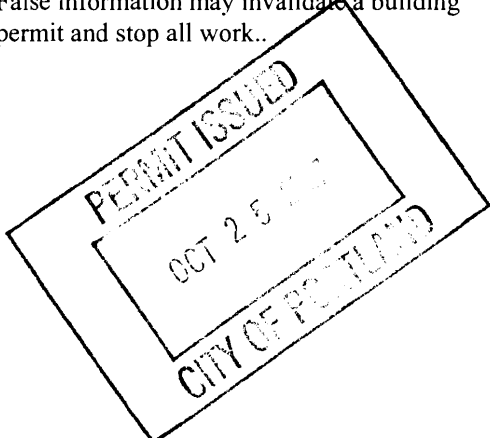
Location of Construction: 133 COMMONWEALTH DR	Owner Name: NOBLE JAMES T & JOAN L OR S	Owner Address: 133 COMMONWEALTH DR	Phone:
Business Name:	Contractor Name: Maine Wide	Contractor Address: PO Box 2106 Augusta	Phone 8004521940
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - 14' x 20' Garage	Permit Fee: \$110.00	Cost of Work: \$8,780.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: 14' x 20' Garage	Signature:	Signature: <i>Jm 10/24/07</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: 09/24/2007	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 with conditions</i> Date: <i>10/15/07 ABM</i>	Zoning Appeal <input checked="" type="checkbox"/> Variance <i>5-1</i> <i>Practical difficulty</i> <i>17' rear setback</i> <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>granted 5-1</i> Date: <i>10/16/07</i>	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: _____
--	---	---	--



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: 07-1181	Date Applied For: 09/24/2007	CBL: 300 F011001
------------------------------	--	----------------------------

Location of Construction: 133 COMMONWEALTH DR	Owner Name: NOBLE JAMES T & JOAN L OR S	Owner Address: 133 COMMONWEALTH DR	Phone:
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 Home - build 14' x 20' detached Garage	Proposed Project Description: build 14' x 20' detached Garage
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 10/19/2007
Note: Does not meet rear setback of 25' feet. See letter dated 9/27/07. (appeal granted 10/19/07)			Ok to Issue: <input checked="" type="checkbox"/>
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
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: Tom Markley	Approval Date: 10/24/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
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:
9/27/2007-amachado: Proposed garage does not meet rear setback of 25'. See denial letter dated 9/27/07.
10/19/2007-amachado: ZBA granted practical difficulty appeal on 10/18/07 with a 5-1 vote.

SEP 24 2007



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>133^{1/2} Common Wealth Drive</u>		
Total Square Footage of Proposed Structure/Area <u>280</u>		Square Footage of Lot <u>6,048</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>300 F 11</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>James Noble</u> Address <u>135 E. Common</u> City, State & Zip <u>Portland 04103</u>	Telephone: <u>797-6224</u>
Lessee/DBA (if Applicable):	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>8,780⁰⁰</u> C of O Fee: \$ <u>—</u> Total Fee: \$ <u>8,780⁰⁰</u>
Current legal use (i.e. single family) <u>Single Family</u>		<u>110⁰⁰ / 100</u>
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Accessory Building</u>		
Is property part of a subdivision? <u>no</u> If yes, please name _____		
Project description: <u>14x20 1-car Garage for Personal use</u>		
Contractor's name: <u>Maine-Wide Construction</u>		
Address: <u>10 Worcester St</u>		
City, State & Zip <u>Augusta, ME 04330</u>		Telephone: <u>623 3444</u>
Who should we contact when the permit is ready: <u>Maine-Wide-Terry</u>		Telephone: <u>623 3444</u>
Mailing address: <u>10 Worcester St. Augusta ME 04330</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, 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: James T Noble Date: 9/24/07

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

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, October 18, 2007 at 6:30 p.m. on the second floor, Room 209, City Hall, 389 Congress Street, Portland, Maine to hear the following appeals:

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: October 19, 2007

RE: Action taken by the Zoning Board of Appeals on October 18, 2007.

The meeting was called to order at 6:33pm.

Roll call as follows:

Members Present: Philip Saucier (acting chair), Peter Coyne (acting secretary), Gordon Smith, Kate Knox, Jill Hunter and Peter Thornton.

Members Absent: David Dore.

1. New Business:

A. Practical Difficulty Variance Appeal:

133-135 Commonwealth Drive, James & Joan Noble, owner Tax Map #300 Block F Lot #011 in the R-3 Zone. The Appellant is seeking a Practical Difficulty Variance Appeal under section 14-90 (d) (2) of the City of Portland Zoning Ordinance. Appellant is requesting a seventeen foot rear yard set back instead of the required twenty-five foot rear yard set back, for the proposed 14' x 20' detached garage. The eight foot set back reduction would allow the appellant to have enough space between the garage and the existing entry for possible future wheelchair access. Representing the Appeal are the owners. **Board voted 5-1 and granted the Practical Difficulty Variance Appeal.**

B. Practical Difficulty Variance Appeal:

339-359 Park Avenue, HP Hood, LLC, owner Tax Map #066 Block D Lot #001 and 006 in the IM Zone. The Appellant is seeking a Practical Difficulty Variance Appeal under section 14-250 (d) of the City of Portland Zoning Ordinance. Appellant is requesting a side yard set back of five feet four inches instead of the required twenty-five feet, for the 10' x 13'9" concrete pad that the proposed sugar tank will be erected on. Representing the Appeal is Christopher L. Vaniotis of Bernstein Shur, and Michael Jenkins, Engineering Manager for HP Hood, LLC. **Board voted 5-0 and granted the Practical Difficulty Variance Appeal.**

2. Other Business: None

3. Adjournment: 7:14pm

Enclosure:

Agenda of October 18, 2007

Copy of Board's Decision

CC: Joseph Gray, City Manager

Alex Jaegerman, Planning Department

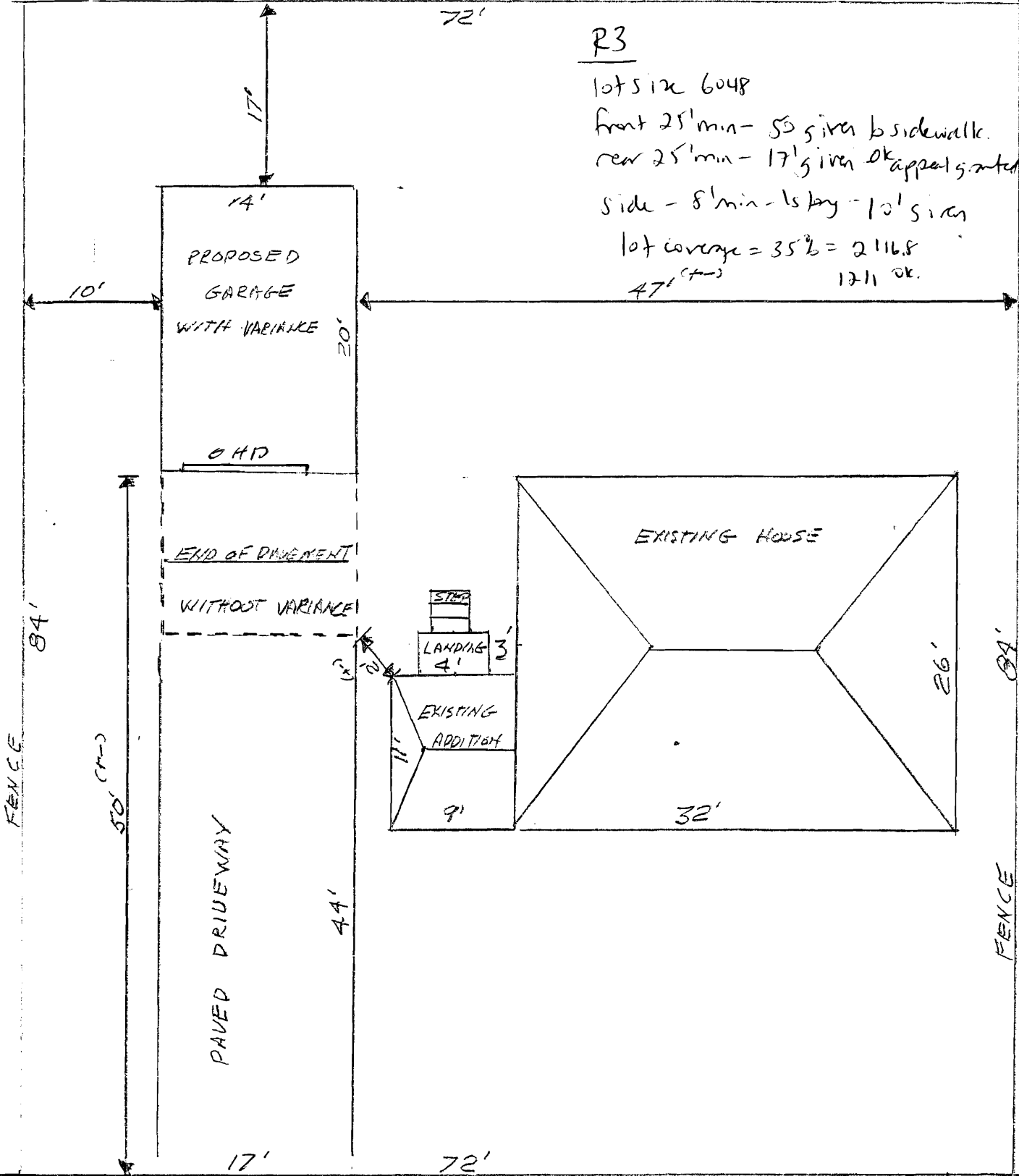
Lee Urban, Planning & Development Director

T.J Martzial, Housing & Neighborhood Services

FENCE
72'

R3

lot size 6048
front 25' min - 50' given by sidewalk.
rear 25' min - 17' given ok appeal granted
side - 8' min - 15' by - 10' given
lot coverage = 35% = 2116.8
47' (+) 1211 ok.



to sidewalk.
135 EAST COMMONWEALTH DRIVE

SCALE 1" = 10'

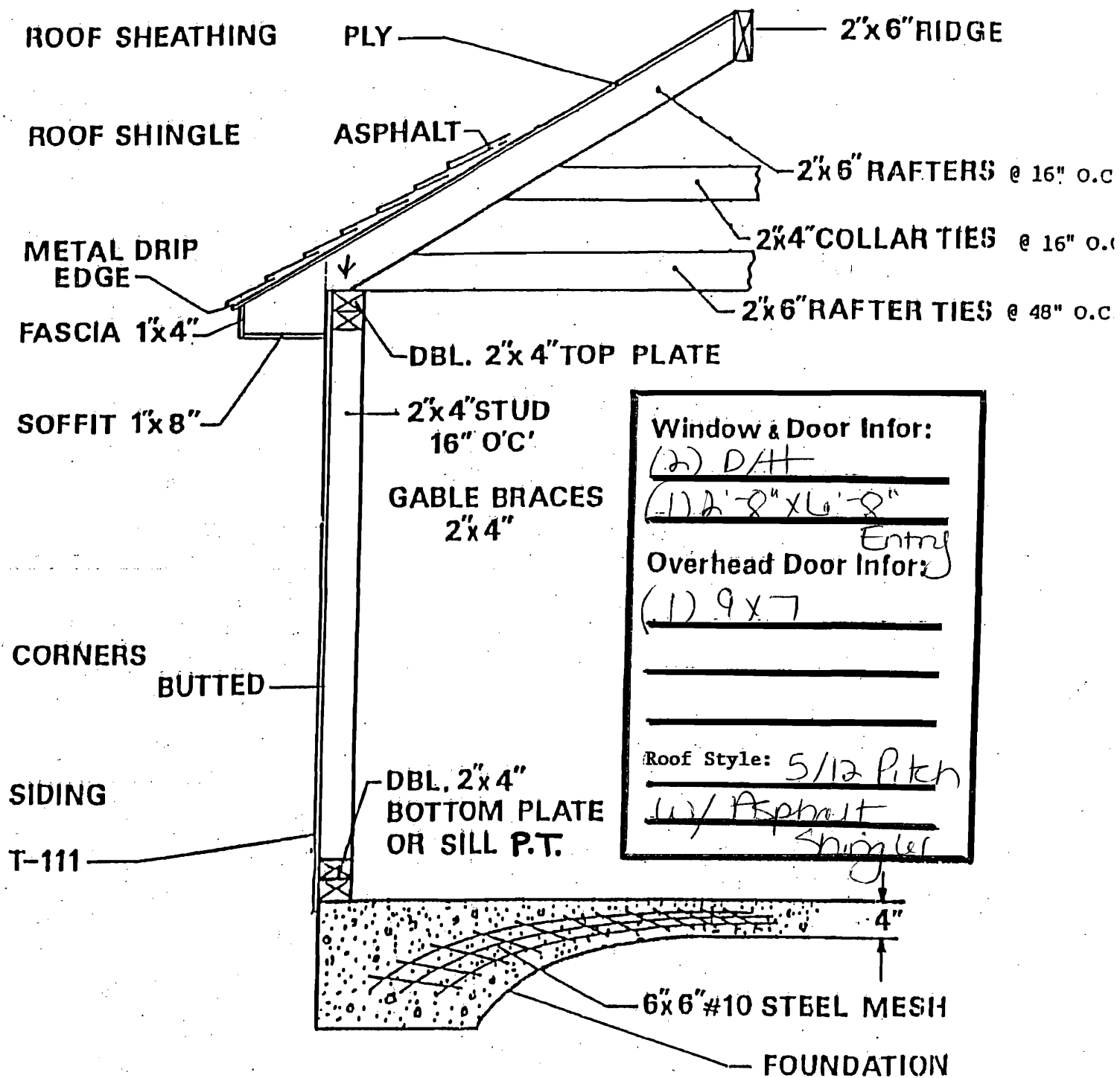
MAINE-WIDE CONSTRUCTION, INC.

1-800-452-1940

P.O. Box 2106, Augusta, ME 04338-2106

Fax: 207-622-7528

CROSS SECTION





PORTLAND MAINE

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

Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

30 day period up. Oct. 29

September 27, 2007

9/28/07 met w/ Joan & Jim Noble
submitted practical difficulty
appeal.

James & Joan Noble
135 E. Commonwealth Drive
Portland, ME 04103

RE: 133-135 Commonwealth Drive – 300 F011 – R-3 – build a detached garage – Permit #07-1181

Dear Mr. & Mrs. Noble,

I am in receipt of your application to build a fourteen by twenty foot detached garage at your property at 133-135 Commonwealth Drive. In reviewing your application, it has come to my attention that the proposed garage does not meet the required rear setback. Your property is located in the R-3 residential zone. Section 14-90(d)(2) of the ordinance states that the rear setback is twenty-five feet. The plot plan that was submitted with your application shows the rear setback to the proposed structure is nineteen feet. Since the setback to the proposed garage does not meet the minimum required setback of twenty-five feet, I must deny your application to build the garage.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. You may contact this office for the necessary paperwork that is required to file a Practical Difficulty Variance appeal. If you choose not to file an appeal, you are entitled to get most of your money back if you bring in the original receipt you got when you applied for the permit.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado
Zoning Specialist
(207) 874-8709

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 300 F011001
Location 133 COMMONWEALTH DR
Land Use SINGLE FAMILY

Owner Address NOBLE JAMES T & JOAN L OR SURV
 133 COMMONWEALTH DR
 PORTLAND ME 04103

Book/Page
Legal 300-F-11
 COMMONWEALTH DR 135

 6048 SF

Current Assessed Valuation

Land	Building	Total
\$60,100	\$103,000	\$163,100

Property Information

Year Built 1956	Style Cape	Story Height 1	Sq. Ft. 1165	Total Acres 0.139		
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 6	Attic Full Finsh	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
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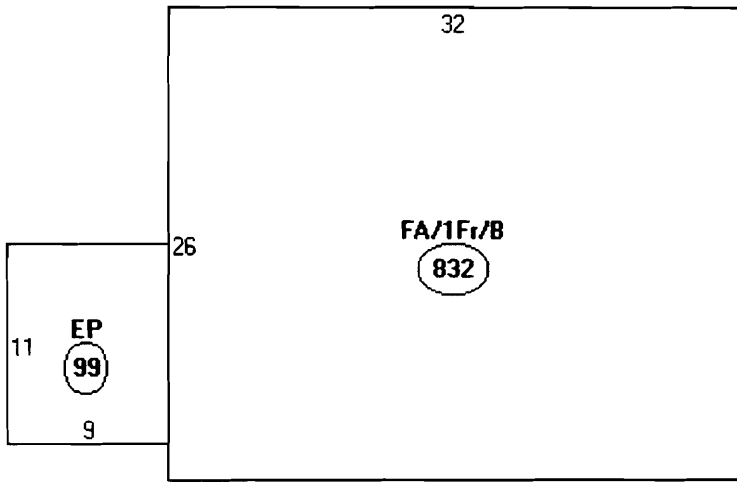
Picture and Sketch

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!



Descriptor/Area

A: FA/1Fr/B
832 sqft

B: EP
99 sqft

931
~~20~~ garage 14x20
1211 # 1211