

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number. 060331

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
MAY 22 2006
CITY OF PORTLAND

This is to certify that OAK RIDGE DEVELOPMENT INC / BRACKETT, DWIG

has permission to Build 24' x 32' new single family home

AT 53 RUBY LN

342 B030001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of this State 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 is procured before this building or part thereof is loaded or enclosed-in. 4 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]
5/11/06
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: 06-033	Issued PERMIT ISS 342 B030001
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Location of Construction: 53 RUBY LN	Owner Name: OAK RIDGE DEVELOPMENT INC	Owner Address: PO BOX 10127	Phone: MAY 22 2006
Business Name:	Contractor Name: BRACKETT, DWIGHT	Contractor Address: 84 COUNTRY LANE	Phone: 207 28629
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R3

Past Use: Vacant Land	Proposed Use: Single Family Home / Build 24' x 32' new single family home	Permit Fee: \$1,239.00	Cost of Work: \$127,000.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION: Use Group R-3 Type SB Signature: <i>[Signature]</i>	

Proposed Project Description:
Build 24' x 32' new single family home

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 03/10/2006	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland <i>N/A</i></p> <p><input type="checkbox"/> Flood Zone <i>per 2-3.4.4</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>306-042</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p><i>with conditions</i> Date: 5/1/06 <i>ASU</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied <i>ASU</i></p> <p>Date: _____</p>
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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

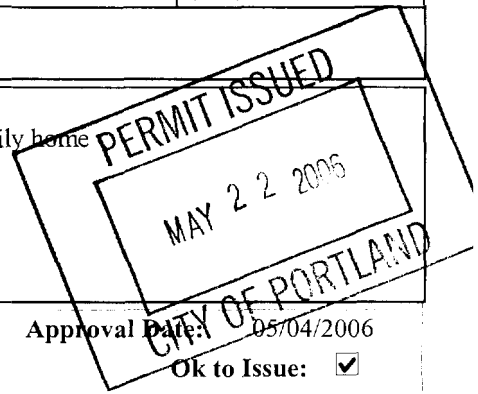
City of Portland, Maine - Building or Use Permit

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

Permit Ro: 06-0331	Date Applied For: 03/10/2006	CBL: 342 B030001
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Location of Construction: 53 RUBY LN	Owner Name: OAK RIDGE DEVELOPMENT IN	Owner Address: PO BOX 10127	Phone:
Business Name:	Contractor Name: BRACKETT, DWIGHT	Contractor Address: 84 COUNTRY LANE Portland	Phone (207) 772-8629
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home / Build 24' x 32' new single family home	Proposed Project Description: Build 24' x 32' new single family home
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Approval Date: 05/04/2006
Ok to Issue:

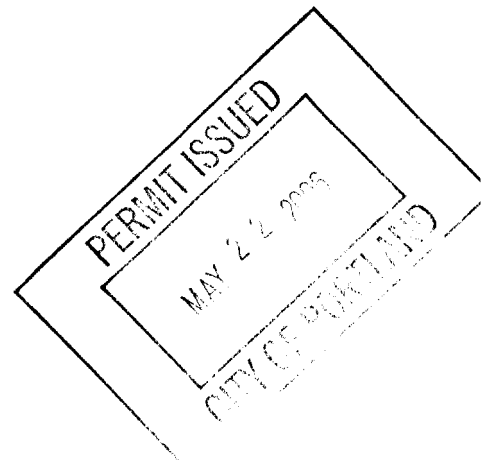
- 3) The basement is NOT approved as habitable space.
- 4) Separate permits are required for any electrical, plumbing, or heating.
- 5) The design load spec sheets for any engineered beam(s) must be submitted to this office.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 0511012006
Note: **Ok to Issue:**

- 1) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext .8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 2) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 3) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 4) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 5) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 0511012006
Note: **Ok to Issue:**

Location of Construction: 53 RUBY LN	Owner Name: OAK RIDGE DEVELOPMENT IN	Owner Address: PO BOX 10127	Phone:
Business Name:	Contractor Name: BRACKETT, DWIGHT	Contractor Address: 84 COUNTRY LANE Portland	Phone (207) 772-8629
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	



Applicant: Oak Ridge Development Inc

Date: 3/14/06 (new plans 5/4/06)

Address: 53 Ruby Lane
(Lot #12 Oak Ridge)

C-B-L: 342-B-030
permit # 01-0331

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - new single family - 32'x24' - 1 1/2 stories

Sevage Disposal - city

Lot Street Frontage - 50' min - 130.86 given

Front Yard - 25' min - 26.5' scaled

Rear Yard - 25' min - 32.5' scaled

Side Yard - 1 1/2 story 8' right side - 8' scaled - extremely close
2 story 14' left side - 5' to steps
5' to top of front

Projections - 8x12 deck, 5.33'x6' bulkhead, steps 6'x6', side entry 4x10

Width of Lot - 65' min - 100' scaled

Height - 35' max

Lot Area - 6500 \pm min - 7971 \pm given

Lot Coverage Impervious Surface - 35% 2789.95 OK

Area per Family - 6500 \pm

Off-street Parking - 2 spaces required - at least 20'x20' passed 25' front setback.

Loading Bays - N/A

Site Plan - minor/minor 2006-0047

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - zone X

no daylight basement.

32x24 = 768
8x12 = 96
5.33x6 = 31.98
6x6 = 36
4x10 = 40
<hr/>
971.98

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

Zoning Copy

2006-0047

Application I. D. Number

3/10/2006

Application Date

Oak Ridge Development Inc

Applicant

Po Box 10127, Portland, ME 04104

Applicant's Mailing Address

Dwight Brackett

Consultant/Agent

Agent Ph: (207)772-8629 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Marge Schmuckal

53 - 53 Ruby Ln , Portland, Maine

Address of Proposed Site

342 B030001

Assessor's Reference: Chart-Block-Lot

single Family Home

Project Name/Description

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

24' x 32 **7,971**

Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **3/13/2006**

Zoning Approval Status:

Reviewer _____

- Approved** **Approved w/Conditions** **Denied**
See Attached

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____
signature date

Performance Guarantee **Required*** **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

From: Jay Reynolds
To: Single Family Signoff
Date: 5/10/2006 1:32:55 PM
Subject: 53 Ruby Lane

CBL 342B030,
Approvals with conditions have been entered in urban insight for this application

Jay Reynolds
Development Review Coordinator
City of Portland Planning Division
(207) 874-8632
jayjr@portlandmaine.gov

JAMES M. WOLF
P.O. BOX 10127
PORTLAND, ME 04104
TEL. 207-773-4988
FAX 207-773-6875

March 9, 2006

City of Portland
389 Congress Street
Portland, ME 04101

RE: Lot 12, Ruby Lane, Portland, ME
Tax Map 342, Block B, Lot 30

To Whom it may concern:

As the owner of Lot 12 Ruby Lane in Portland, I hereby give permission to Dwight Brackett to apply for a building permit to begin work on tax map 342, Block B, Lot 30.

If you have any questions, please contact me at 773-4988.

Very Truly Yours,


JAMES M. WOLF