

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

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

Permit No: 06-0715	Issue Date: <b>PERMIT ISSUED</b> AUG 10 2006	GBL: 409 G009001
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Location of Construction: 24 NOTTINGHAM AVE	Owner Name: DOBSON DANIEL & HEIDI DOB	Owner Address: 24 NOTTINGHAM AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home / Build a 20' x 24' Detached Garage	Permit Fee: \$66.00	Cost of Work: \$5,000.00	CEO District: 4
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Proposed Project Description: Build a 20' x 24' Detached Garage	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: SB Signature: <i>[Signature]</i>
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Permit Taken By: Idobson	Date Applied For: 05/10/2006	<b>Zoning Approval</b>	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	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 <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	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
	Date: <i>5/10/06</i>	Date: <i>5/10/06</i>	Date: <i>[Signature]</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 \_\_\_\_\_

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

## BUILDING INSPECTION

### PERMIT

Permit Number: 060715

PERMIT ISSUED

AUG 10 2006

Please Read Application And Notes, If Any, Attached

This is to certify that DOBSON DANIEL & HEIDI DOBSON JTS

has permission to Build a 20' x 24' Detached Garage

AT 24 NOTTINGHAM AVE

409 6009001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the 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.

CITY OF PORTLAND

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 occupied or service is closed-in. 4 HOUR NOTICE 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

*Ally Curtis*  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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Location of Construction: 24 NOTTINGHAM AVE	Owner Name: DOBSON DANIEL & HEIDI DOB	Owner Address: 24 NOTTINGHAM AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	

Proposed Use: Single Family Home /Rebuild a 20' x 24' Detached Garage	Proposed Project Description: Rebuild a 20' x 24' Detached Garage
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 05/23/2006
<p>Note: has adjusted new garage to be further away from property lines than the original structure that was demolished under a separate permit. Jon Reed is the inspector who did the original field inspection and knows the site. <b>Ok to Issue: <input checked="" type="checkbox"/></b></p> <p>1) Separate permits shall be required for future decks, sheds, pools, and/or garages.</p> <p>2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that the rear setback for the garage will be 23' instead of the original 20' &amp; 22.5'.</p> <p>3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p>			
Dept: Building	Status: Approved	Reviewer: Mike Nugent	Approval Date: 08/10/2006
<p>Note: <b>Ok to Issue: <input checked="" type="checkbox"/></b></p>			

**Comments:**  
 6/28/2006-jmb: left vm w/owner for details and whether it is a frost wall or slab, bldg. Size and anchor bolts.  
 7/28/2006-jmb: Left voicemail w/Daniel D. That I was going on vacation and he could speak with Tammy when he submitted the info.



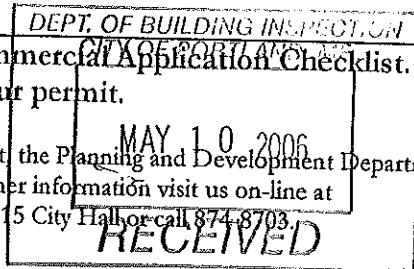
# General Building Permit Application

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>24 NOTTINGHAM AVE PORTLAND 04103</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>409      6      9</u>	Owner: <u>DANIEL &amp; Heidi DOBSON</u>	Telephone: <u>797-0230</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>ABOVE</u>	Cost Of Work: \$ <u>5,000.</u> Fee: \$ <u>600</u> C of O Fee: \$ _____
Current Specific use: <u>GARAGE</u>	/ <u>Single Family</u>	
If vacant, what was the previous use?		
Proposed Specific use: <u>GARAGE</u>	/ <u>Porch</u>	
Project description: <u>20 x 24 Garage (Detached)</u>		
Contractor's name, address & telephone: <u>Homeowner</u>		
Who should we contact when the permit is ready: <u>Daniel</u>		
Mailing address:		Phone: <u>797 0230</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.

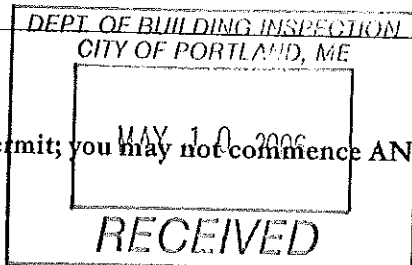
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.



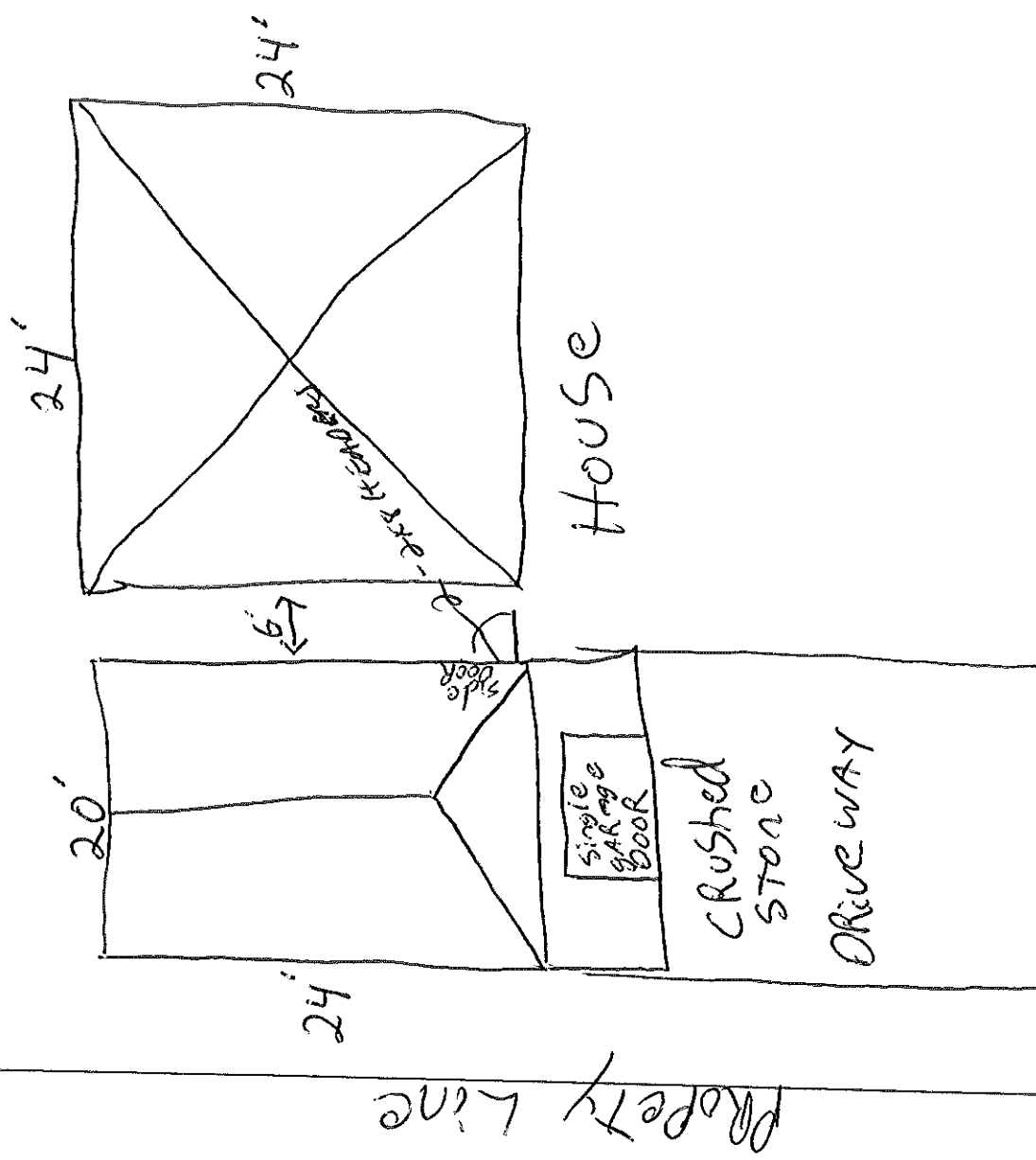
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X Signature of applicant: Heidi Dobson

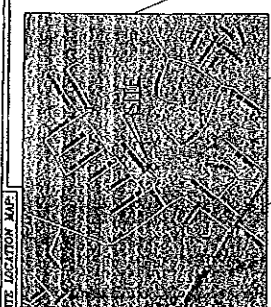
X Date: 5-10-06



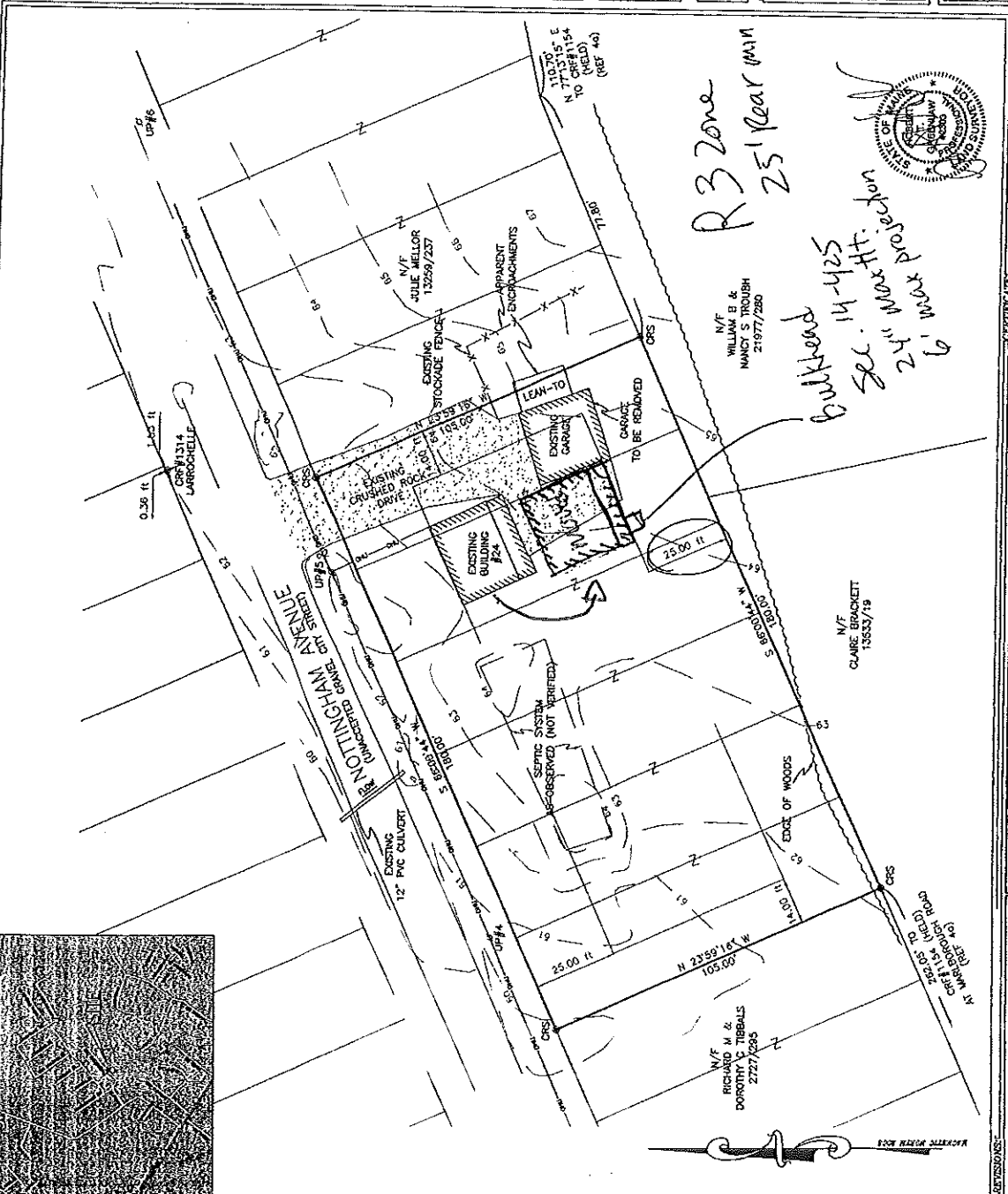
This is not a permit; you may not commence ANY work until the permit is issued.



24 NOTTINGHAM AVE



SITE LOCATION MAP



**GENERAL NOTES:**

- OWNER OF PROPERTY SHOWN IS NEELY DANIEL, 8 NEELY AVE., PORTLAND, MAINE 04106. ALL INFORMATION IS BASED UPON RECORDS ON FILE WITH THE PLANNING AND ZONING DEPARTMENT OF PORTLAND, MAINE.
- RECORDS ARE BASED UPON THE FOLLOWING INFORMATION: ASSET MAP, PLANNING AND ZONING DEPARTMENT, PORTLAND, MAINE, 2001; ASSET MAP, PLANNING AND ZONING DEPARTMENT, PORTLAND, MAINE, 2001; ASSET MAP, PLANNING AND ZONING DEPARTMENT, PORTLAND, MAINE, 2001.
- AREA OF SUBJECT PARCEL IS APPROX. 10,000 SQ. FT.
- REFERENCE IS MADE TO THE FOLLOWING: ASSET MAP, PLANNING AND ZONING DEPARTMENT, PORTLAND, MAINE, 2001; ASSET MAP, PLANNING AND ZONING DEPARTMENT, PORTLAND, MAINE, 2001; ASSET MAP, PLANNING AND ZONING DEPARTMENT, PORTLAND, MAINE, 2001.
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**ZONING:**

APPLICABLE ZONING: R-3 (RESIDENTIAL SINGLE-FAMILY)

MINIMUM LOT SIZE: 10,000 SQ. FT.

MINIMUM SETBACK: 25 FT.

MINIMUM SIDE SETBACK: 5 FT.

MINIMUM FRONT SETBACK: 25 FT.

MINIMUM LOT COVERAGE: 25%

**FLOOD NOTES:**

PROPERTY IS SUBJECT TO THE RIGHT OF EASEMENT OF THE CITY OF PORTLAND, MAINE, 2001.

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**UTILITIES:**

INDICATES OWNERSHIP IN COMMON

- Utility Pole
- Overhead Electric 6"/or Greater
- Property Line
- Street Line
- Edge of Traveled Way
- Old Lot Line

**PREPARED BY:**

DANIEL DUBSON

FOR: BACK BAY BOUNDARY, INC.

PREPARED BY: LAND SURVEYING, INC.

DATE: APRIL 20, 2005

**LOCATOR:** 24 NOTTINGHAM AVENUE, PORTLAND, MAINE

**FOR:** DANIEL DUBSON

**PREPARED BY:** DANIEL DUBSON

**FOR:** BACK BAY BOUNDARY, INC.

**DATE:** APRIL 20, 2005

**LOCATOR:** 24 NOTTINGHAM AVENUE, PORTLAND, MAINE

**FOR:** DANIEL DUBSON

**PROFESSIONAL:**

THESE PLANS HAVE BEEN PREPARED BY THE PLANNING AND ZONING DEPARTMENT OF PORTLAND, MAINE, 2001.

DATE: APRIL 20, 2005

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*R-3 Zone*

*25' rear yard*

*bulldozer*

*Sec. 14-425*

*2 1/2" min. protection*

*6' min. protection*

N/F WILLIAM B & MARY S TROUBH 21977/280

N/F CLAIRE BRACKETT 13533/719

N/F RICHARD M & DOROTHY C TIBBALLS 2727/285

N/F JULIE MELLOR 13259/237

N/F CLAUDE W. BRADY 13611/161

N/F CLAUDE W. BRADY 13611/161

N/F CLAUDE W. BRADY 13611/161

N/F CLAUDE W. BRADY 13611/161

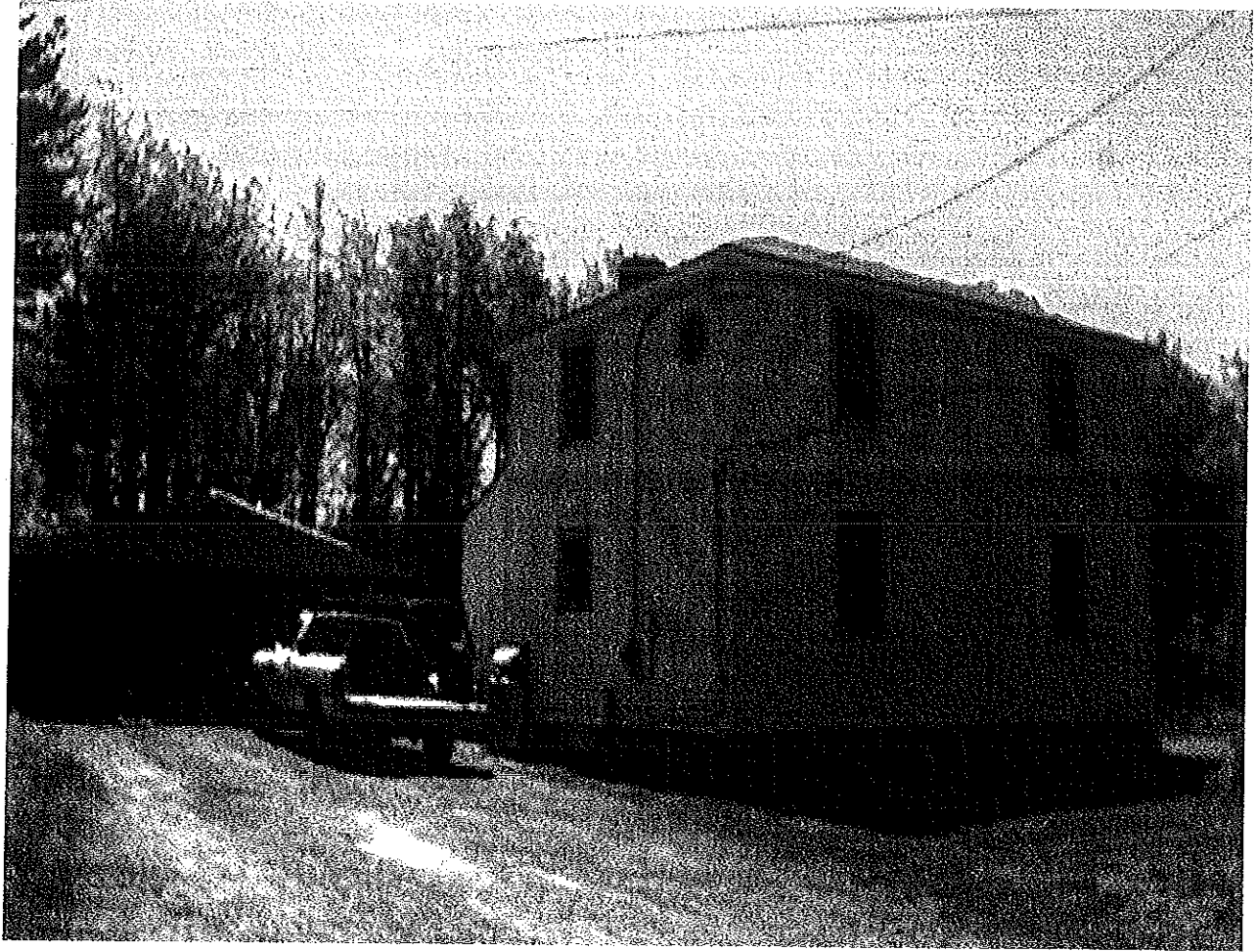
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N/F CLAUDE W. BRADY 13611/161



2x8 CARRIING BEAM

2x8 ROOF TRUSS  
RAFTER 16-OC

5/8 CDX Plywood  
15 1/2" FELT

COLLAR TIES - 4' O.C.

30 YEAR ASPHALT SHINGLES

METAL DRIP

1x6 FACIA

SOFFIT VENT

T-111 4x8 Plywood Siding

2x6 16-OC WALL-STUD

1/2 BOOTS  
ANCHORS 1" FROM CORNERS  
6' O.C.

6' PER DANNY D.  
Frost wall w/ anchor bolts 6' O.C.

w/ FOOTINGS

2x10

GARAGE DOOR

PRESSURE TREATED SILL PLATE

4" CONCRETE SLAB

