



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

137 EMERY ST

CBL 056 A001001

Issued to Digiovanni Stephen S /property owner

Date of Issue 01/26/2010

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 09-1324 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Residence
Use Group: R3
Type: 5B
IRC, 2003

Limiting Conditions:

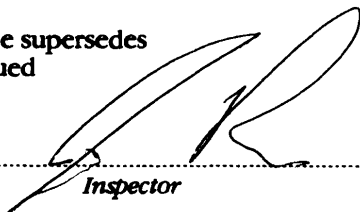
This is a change of use only permit and is not intended to certify building code compliance.

**This certificate supersedes
certificate issued**

Approved:

01/26/10

(Date)


Inspector
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 091324

Please Read
Application And
Notes, If Any,
Attached

This is to certify that DIGIOVANNI STEPHEN S / property owner

has permission to Change of use from 2 family home to Single family home

AT 137 EMERY ST CE 056 A001001

provided that the person or persons, firm or corporation accepting this permit shall comply with 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 with 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 lath or other used-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

Thomas H. MacKay III
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland

23

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1324	Issue Date:	CBL: 056 A001001
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Location of Construction: 137 EMERY ST	Owner Name: DIGIOVANNI STEPHEN S	Owner Address: 137 EMERY ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-6

Past Use: 2 Family	Proposed Use: Single Family Home - Change of use from 2 family home to Single Family Home	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 2	3202#
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003		

Proposed Project Description: Change of use from 2 family home to Single Family Home	Signature:	Signature: <i>Jm 11/23/09</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: Ldobson	Date Applied For: 11/18/2009	Zoning Approval
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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"/> <input type="checkbox"/> Denied	Zoning Appeal <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	Historic Preservation <input 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>11/23/09</i>	Date: <i>11/23/09</i>	Date: <i>Requires A separate review & approval</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.

PERMIT ISSUED

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE **23** PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE **City of Portland** PHONE _____

01-08-10 Final ↓ kitchen removed

(02-25-10
Fax received) Final: No construction

Needs CO and electric current & replace
2 of the sub. det. Batt. JAN

Okay to close-out



Stephen DiGiovanni, M.D.
 Jennifer Power, M.D.
 Julia Lockwood, M.D.
 Ann Tuddenham, M.D.
 Laura Blaisdell, M.D.
 Teri Schrock, PA-C

Bayview Pediatrics
 45 Forest Falls Drive
 Yarmouth, ME 04096
 Tel. (207) 846-9761
 Fax (207) 846-9763

CBL 056 A001
 137 Emily St.

City of Portland
 Jon Rioux,

1/15/10

As requested I installed a Kidde Carbon monoxide Alarm in the upstairs common area between the bedrooms. Model # KN-COB-DP-LS, plug in with 9V battery back-up.

I also re-attached the smoke alarm in the back bedroom to the ceiling.

Please call with any questions.

Thanks,

Steve DiGiovanni, MD

RECEIVED

JAN 25 2010

Dept. of Building Inspections
 City of Portland Maine



Stephen DiGiovanni, M.D.
Jennifer Power, M.D.
Julia Lockwood, M.D.
Ann Tuddenham, M.D.

Teri Schrock, PA-C

FAX Transmission

This message (including any attachments) contains confidential information intended for a specific individual and purpose, is protected by law. If you are not the intended recipient, please notify Bayview Pediatrics and delete this message. You are here by notified that any disclosure, copying, or distribution of this message is strictly prohibited.

Thank you.

Date: 1/25/10
To: City of Portland
Attention: Jon Rioux
Fax #: 874-8716 Pages: 1

From: _____
Comments: _____

Bayview Pediatrics
45 Forest Falls Drive
Yarmouth, ME 04096
Tel. (207) 846-9761
Fax (207) 846-9763

RECEIVED

JAN 25 2010

Dept. of Building Inspections
City of Portland Maine

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1324	Date Applied For: 11/18/2009	CBL: 056 A001001
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Location of Construction: 137 EMERY ST	Owner Name: DIGIOVANNI STEPHEN S	Owner Address: 137 EMERY ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Single Family Home - Change of use from 2 family home to Single Family Home	Proposed Project Description: Change of use from 2 family home to Single Family Home
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 11/23/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) Any rights to a second unit are extinguished with the removal of it. All electrical and plumbing to suppling the 2nd unit kitchen shall be removed to behind the wall or under the floor as appropriate. Separate permits shall be required to change back to a two unit. At that time all requirements of the Land Use Zoning Ordinance shall be met.</p> <p>2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.</p> <p>3) This property shall remain a single family dwelling with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.</p> <p>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			
Dept: Building	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 11/23/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.</p> <p>2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</p>			

PERMIT ISSUED

NOV 23 2009

City of Portland

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 **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

Thomas R. Mulvey

Signature of Inspections Official

Date

11/23/09

Date

PERMIT ISSUED

23 2009

City of Portland



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>137 Emery Street, Portland, ME, 04102</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>56</u> Block# <u>4</u> Lot# <u>1</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Stephen DiGiovanni</u> Address <u>137 Emery Street</u> <u>Portland, ME 04102</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>207-415-9584</u> <u>Mail</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>30</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>Two Family</u> If vacant, what was the previous use? Proposed Specific use: <u>Convert to single family</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Remove appliances from 2nd floor kitchen</u> <u>Convert 2nd floor kitchen into living room.</u> <u>No structural changes necessary</u>		
Contractor's name: <u>N/A</u> Address: City, State & Zip Telephone: Who should we contact when the permit is ready: <u>Stephen DiGiovanni</u> Telephone: <u>415-9584</u> Mailing address: <u>see above</u>		

RECEIVED

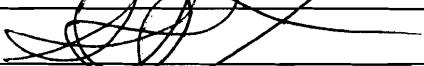
NOV 18 2009

Dept. of Building Inspection
City of Portland Maine

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.

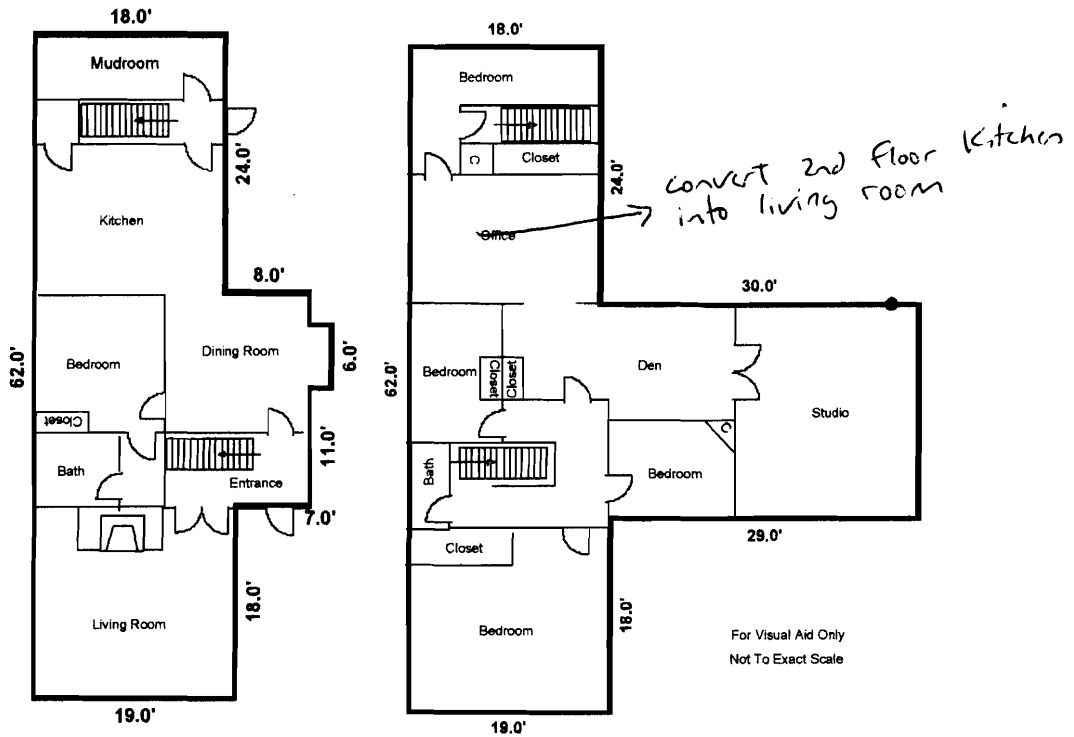
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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:  Date: 11/16/9

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

FLOORPLAN

Borrower: Stephen S. DiGiovanni	File No.: ck905209
Property Address: 137 Emery Street	Case No.:
City: Portland	State: ME
Lender: Barton Mortgage Company	Zip: 04102

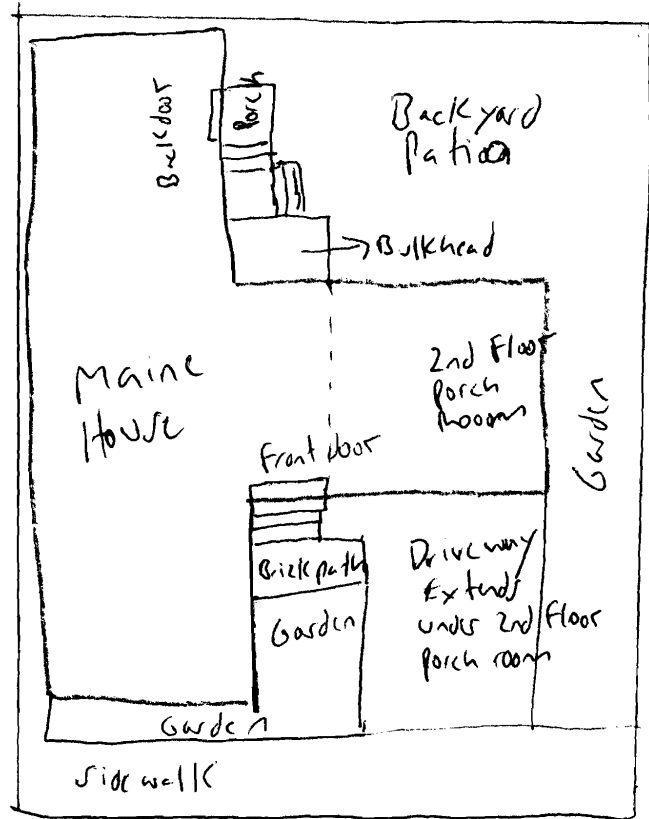


Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	1306.00	1306.00
GLA2	Second Floor	1734.00	1734.00
TOTAL LIVABLE (rounded)		3040	

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor		
2.0 x 6.0	12.00	
18.0 x 62.0	1116.00	
1.0 x 38.0	38.00	
7.0 x 20.0	140.00	
Second Floor		
20.0 x 48.0	960.00	
18.0 x 19.0	342.00	
18.0 x 24.0	432.00	
7 Areas Total (rounded)		3040

137 Emory Street



← Emory Street →