

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070233

This is to certify that CASCIO STEPHEN & CHRISTINE F CASCIO JTS/Brian

has permission to Interior and exterior renovation to accommodate new bedroom and bath

AT 23 ELLSWORTH ST

053 H003001

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.

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 procedure before this building or part thereof is closed or services 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. 11/16/07

Health Dept. _____

Appeal Board _____

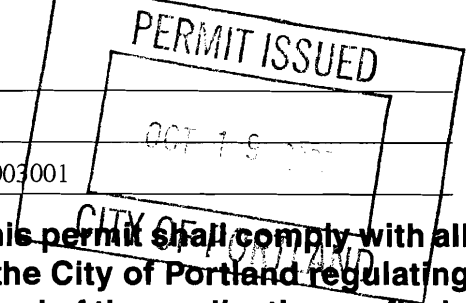
Other _____

Department Name

Jeanie Bonke Per. #.
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

10/19/07



City of Portland, Maine - Building or Use Permit Application

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

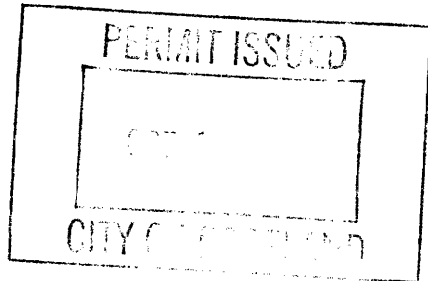
Permit No: 07-0233	Issue Date: 10/12/07	CBL: 053 H003001
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Location of Construction: 23 ELLSWORTH ST	Owner Name: CASIO STEPHEN & CHRISTIN	Owner Address: 23 ELLSWORTH ST	Phone:
Business Name:	Contractor Name: Brian Stone	Contractor Address: 16 Goodridge Rd Portland	Phone: 2078076178
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

Past Use: Residential 4 unit	Proposed Use: Residential 4 unit Interior and exterior renovations to accommodate new bedroom and bath	Permit Fee: \$270.00	Cost of Work: \$25,000.00	CEO District: 2
Proposed Project Description: Interior and exterior renovations to accommodate new bedroom and bath		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: 5B IBC-2003	
		Signature: <i>M. Shuttles</i> 10/16/07		Signature: <i>10/12/07 C. O. A.</i>
Legal Use: four (4) residential D.U.		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: dmartin	Date Applied For: 03/06/2007	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>using 18% out of</i></p> <p><input type="checkbox"/> Wetland <i>50% allowed under A-436</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>S 9/14/07</i></p>	<p>Zoning Appeal</p> <p><input checked="" 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</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 No: 07-0233	Date Applied For: 03/06/2007	CBL: 053 H003001
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Location of Construction: 23 ELLSWORTH ST	Owner Name: CASCIO STEPHEN & CHRISTINE	Owner Address: 23 ELLSWORTH ST	Phone:
Business Name:	Contractor Name: Brian Stone	Contractor Address: 16 Goodridge Rd Portland	Phone: (207) 807-6178
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Residential 4 unit Interior and exterior renovations to accommodate new bedroom and bath	Proposed Project Description: Interior and exterior renovations to accommodate new bedroom and bath
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/14/2007

Note:**Ok to Issue:**

- 1) This property shall remain a four (4) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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.
- 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:** 10/17/2007

Note:**Ok to Issue:**

- 1) Application approval based upon information provided by applicant, with revisions dated 10/17/07. 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.
- 3) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.

Dept: Fire **Status:** Approved **Reviewer:** Deputy Chief Shutts **Approval Date:** 10/16/2007

Note: Improper means of egress ADDED SPRINKLER**Ok to Issue:** **Comments:**

3/7/2007-mes: is going up on existing footprint - I need better elevations showing the before & after - I will call the contractor to get. We met on 3/8/07 and went over 14-436 - limited to no more than 50%. I need more information as to the current height to the ridge and the new height to the ridge.

6/25/2007-dmartin: Received permit from Greg Cass and was told that he had denied it. Greg had tried calling Brian Stone to tell him it was denied and got no answer. I tried calling Brian every day the week of 6/18/07 and again on Monday 6/25/07 and could not reach him. I am putting the permit in the hold cabinet./ dm

6/14/2007-mes: Brian Stone came back in with more info. The current floor to ceiling is 8.5'. He will raise the roof 5' to get the side wall height to get the side wall heights to the minimum required to meet head room. The bay window will not be extended to the 3rd floor. The total height will be less than 45'. There is an increase of 18% out of the 50% allowed under 14-436.

10/17/2007-jmb: Sprinkler permit approved, new plans submitted to show no expansion of third floor, ok to issue



General Building Permit Application

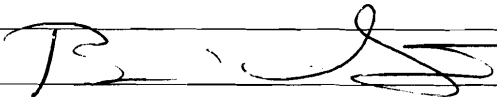
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 23 ELSWORTH ST PORTLAND		
Total Square Footage of Proposed Structure 704		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: STEVE CASCIO	Telephone: 807-6178
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: BRIAN STONE 23 ELSWORTH PORTLAND 04102	Cost Of Work: \$ 25,000 Fee: \$ 270.00 C of O Fee: \$ N/A.
Current legal use (i.e. single family) 4 UNIT If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? If yes, please name Project description:		
Contractor's name, address & telephone: BRIAN STONE PO BOX 1073 PORTLAND 807-6178 Who should we contact when the permit is ready: BRIAN Mailing address: Phone: REMOVE 1/2 THE ROOF & ADD 8' WALL'S 5/12 ROOF WAS 2 BED WILL BE 3 BED & ADDITIONAL BATH.		

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, stop by the Building Inspections 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 of applicant:  Date: 3/6/07

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

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	053 H003001
Location	23 ELLSWORTH ST
Land Use	FOUR FAMILY
Owner Address	CASCIO STEPHEN & CHRISTINE F CASCIO JTS 23 ELLSWORTH ST PORTLAND ME 04102
Book/Page	21897/080
Legal	53-H-3 ELLSWORTH ST 23 1993 SF

Current Assessed Valuation

Land	Building	Total
\$133,700	\$142,700	\$276,400

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1900	Old Style	2	2440	0.046	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
6	4		13	Unfin	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
10/15/2004	LAND + BLDING	\$305,000	21897-080
04/01/1998	LAND + BLDING	\$118,750	13719-019

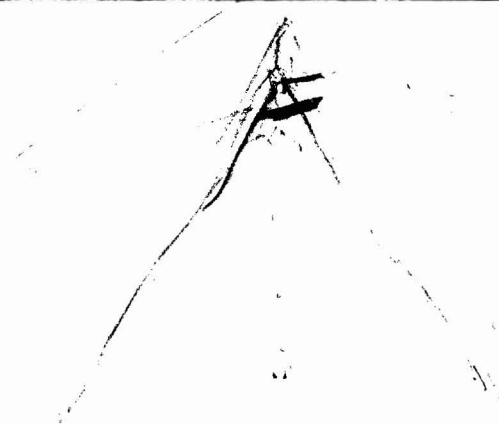
Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

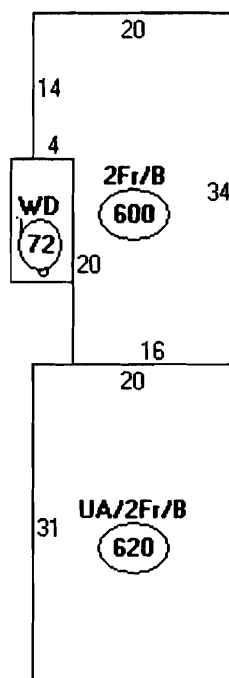
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!



5/12 pitch
currently 85' Now
raise 5' to get the side wall heights
for occupation
No New Bag on 3rd floor

Brian Stone
6/14/07 in office
re reviewed again



Descriptor/Area

A: UA/2Fr/B
620 sqftB: 2Fr/B
600 sqftC: WD
72 sqft

600

620

72

12.9 \div 50% =

64.6

$$2(4' \times 29.58) = (118.32) \times 2 = 236.64$$

$$236.64 \div 1292^{\#} = 18\% \text{ increase}$$

out of AN allowable

50% increase

under 14-436

$$11.75 \times 29.58 =$$

$$347.57 \text{ \#}$$

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.


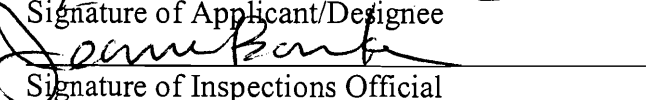
A Pre-construction Meeting will take place upon receipt of your building permit.

<input type="checkbox"/>	Footing/Building Location Inspection:	Prior to pouring concrete
<input type="checkbox"/>	Re-Bar Schedule Inspection:	Prior to pouring concrete
<input type="checkbox"/>	Foundation Inspection:	Prior to placing ANY backfill
<input checked="" type="checkbox"/>	Framing/Rough Plumbing/Electrical:	Prior to any insulating or drywalling
<input checked="" type="checkbox"/>	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.

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

	Date
	10/19/07

CBL: 53-43 Building Permit #: 072333

NEW
3rd
FLOOR

7' - 8 1/2"

ic storage →

clo.

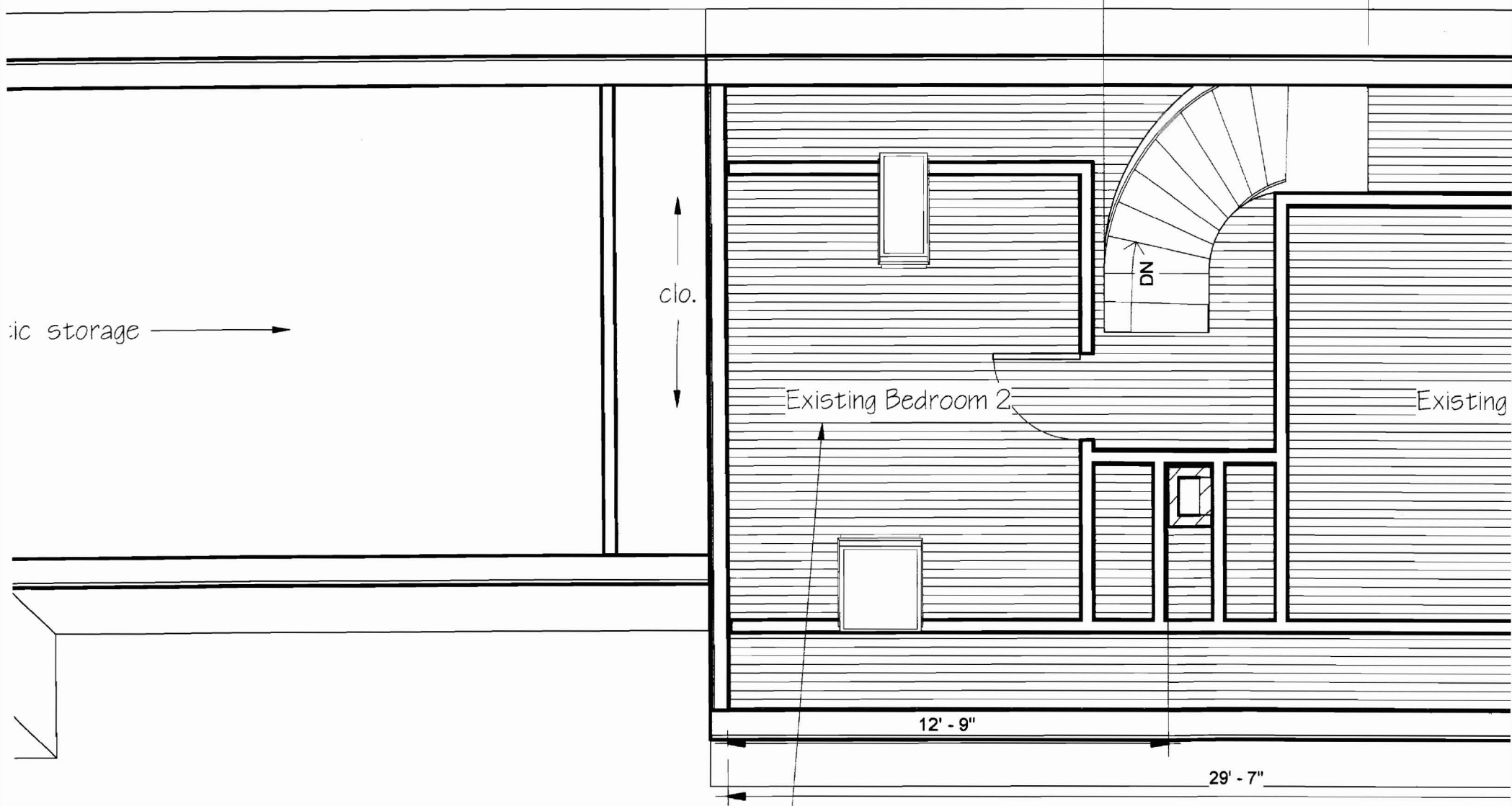
Existing Bedroom 2

Existing

DN

12' - 9"

29' - 7"



Ridge Vent

replace ridge to match

Match height & location for collar ties

New Roofing shingles

Grace Ice and Water Shield (entire roof)

Patch repair to match existing sheathing

Match ex. rafters

Match ex. wall locations

Maximum insulation allowing proper ventilation

Prop-a-vent

6" aluminum drip edge (entire perimeter)

Double 1x fascia trim boards to match existing

1/2" ply soffit w/ continuous venting to match existing

or and wall structures

New Attic
126' - 5 1/2"

Attic Floor
118' - 0"

