

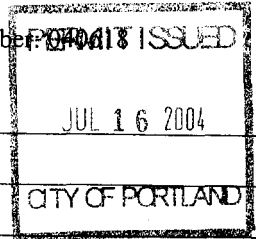
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Permit Number **PD0418**



Please Read Application And Notes, If Any, Attached

This is to certify that Chen Hsueh-chen  
has permission to Change of Use to 2 family dwelling  
AT 89 Gilman St 065 E020001

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 laid out or enclosed-in. **HEAR 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]*  
7/14/04  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# BUILDING PERMIT INSPECTION PROCEDURES

Please call **874-8703** or **874-8693** 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
- C.M. Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- C.M. 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

C.M. **IF any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

C.M. **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

J.C. Manaris  
Signature of Applicant/Designee  
John K. Carroll  
Signature of Inspections Official  
Date 7/21  
Date 7/21/04

CBL: 065 F020 Building Permit #: 040618

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

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

Permit No: 04-0618	Issue Date: PERMIT ISSUED JUL 16 2004	CBL: 065 E020001
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Location of Construction: 89 Gilman St	Owner Name: Chen Hsueh-chen	Owner Address: 89 Gilman St	Phone:
Business Name:	Contractor Name: Chris Wocum 772-3464	Contractor Address: 772-3464 / CF PORTLAND	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R6

Past Use: Single Family dwelling	Proposed Use: Change of Use to 2 family dwelling	\$30.00   \$350.00   2   1
Proposed Project Description: Change of Use to 2 family dwelling		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied INSPECTION: Use Group <i>R-2</i> Type: <i>SB</i> <i>BCLA 1999</i> Signature: _____ Signature: _____
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> D d Signature: _____ Date: _____

Permit Taken By: kwd	Date Applied For: 05/14/2004	<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 checked="" type="checkbox"/> Site Plan <i>See Attached exemption</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>6/9/04</i>	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 Date: _____	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>S</i>
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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

<b>Permit No:</b> 04-0618	<b>Date Applied For:</b> 05/14/2004	<b>CBL:</b> 065 E020001
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<b>Location of Construction:</b> 89 Gilman St	<b>Owner Name:</b> Chen Hsueh-chen	<b>Owner Address:</b> 89 Gilman St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Dwellings	

<b>Proposed Use:</b> Change of Use to 2 family dwelling	<b>Proposed Project Description:</b> Change of Use to 2 family dwelling
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/09/2004

**Note:** 06/9/04 - The R-6 zone requires that a multifamily dwelling shall not result in the any existing dwelling unit being reduced in size to less than 1,000sq. ft. (section 14-136) This is a two unit building which does not require min. sizes to apts. The ordinance recognizes one & two units as different from multi-units. **Ok to Issue:**

- 1) 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.
- 2) This property shall remain a two (2) family dwelling with the issuance of this permit. Any change of use beyond this shall require a separate permit application for review and approval.
- 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:** Tammy Munson      **Approval Date:** 07/14/2004

**Note:** **Ok to Issue:**

- 1) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) As discussed during the review process, all windows located within 36" horizontally and 60" vertically of the standing surface of a tub/shower/whirlpool must be tempered glass.
- 4) Separate permits are required for any electrical, plumbing, or heating.

04-0618

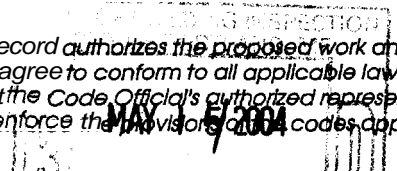
# All Purpose Building Permit Application

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.

Total Square Footage of Proposed Structure N/A		Square Footage of Lot 3600 SF	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 065-E-020-001		Owner: CHEN/MACCARIO	Telephone: 772-3464
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: CHEN MACCARIO 89 Gilman St. Portland OH102		cost Of Work: \$ 350.00 Fee: \$ 30.00
Current use: <u>single family home</u>			
If the location is currently vacant, what was prior use: <u>N/A</u>			
Approximately how long has it been vacant: <u>N/A</u>			
Proposed use: <u>two family duplex w/ 2-story units</u>			
Project description:			
Contractor's name, address & telephone: <u>SAME</u>			
Who should we contact when the permit is ready: <u>MACCARIO, CHEN</u>			
Mailing address: <u>89 Gilman St. Portland, Me OH102</u>			
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 772-3464			

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: Chen Maccario Date: May 12, 2004

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



# APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Applicant MCCORMICK CHEN

Application Date APRIL 5, 2023

Applicant's Mailing Address GILMAN ST PORTLAND

Project Name/Description W. DUNN ST. 2415

Consultant/Agent/Phone Number Mc OLLIV  
772-5464

Address of Proposed Site 11 GILMAN ST. PORTLAND, OR

CBL: 65-E-20

### Description of Proposed Development:

WE WANT TO DEVELOP / TRANSFORM OUR HOUSE INTO  
TWO 20' x 20' UNITS

Please Attach Sketch/Plan of Proposal/Development	Applicant's Assessment (Yes, No, N/A)	Planning Office USE Only
Criteria for Exemptions: <b>See Section 14-523 (4) on back side of form</b>		ok
a) Within Existing Structures; No New Buildings, Demolitions or Additions		ok
b) Footprint Increase Less Than 500 Sq. Ft.		ok

**IMPORTANT NOTICE TO APPLICANT**

An Exemption from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (874-8703), to determine what other City permits, such as a building permit, will be required.

review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive a complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.

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	065 E020001
Location	89 GILMAN ST
Land Use	SINGLE FAMILY
 Owner Address	 CHEN HSUEH-CHEN 89 GILMAN ST PORTLAND ME 04102
 Book/Page	 15231/74
Legal	65-E-20 GILMAN ST 87-89 3600 SF

Valuation Information

Land	Building	Total
\$32,450	\$30,550	563,000

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1900	old Style	2	1164	0.083	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1		6	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1900	12X20	C	F

Sales Information

Date	Type	Price	Book/Page
12/17/1999	LAND + BLDING	\$65,300	15231-074

Picture and Sketch

Picture                      Sketch

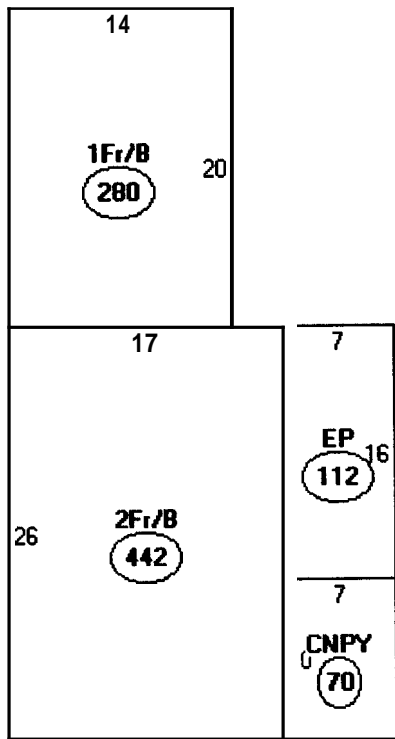
**Click here to view Tax Roll Information.**

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

**New Search!**







Descriptor/Area

- A 2Fr/B  
442 sqft
- E: 1Fr/B  
280 sqft
- C EP  
112 sqft
- D: CNPY  
70 sqft

Apt A =

1st floor	{ 15' x 15	225 #
	{ 10.5' x 15	157.5 #
2nd floor	{ 15 x 17	255 #
		537.5 #

Apt B

1st floor	{ 12.25 x 16	25 = 99
2nd floor	{ 9 x 15	135
	4 x 17	238
		77 #

only two units — multi-family is  
 a different distinction from one or two  
 units which do not need to meet minimum  
 apt. sizes — (3 or more)

MACCARIO CHEN

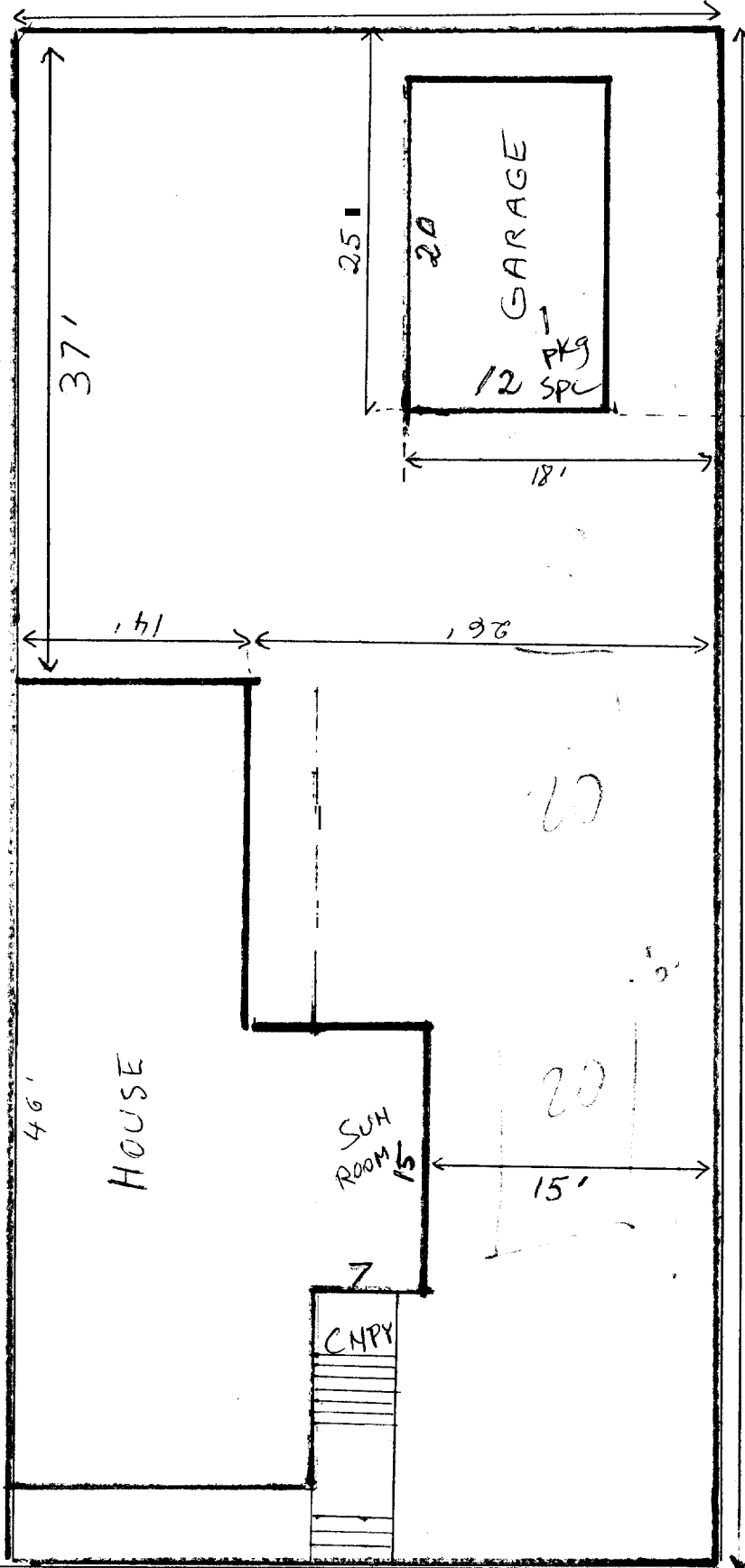
89 Gilman St.  
Portland.

Project:

2 SINGLE  
BEDROOM UNITS

TOTAL ROOMS NOW  
6

40 FEET



shows  
4 PKG  
SPACES

4 FEET

LENGT OF DRIVEWAY 65'

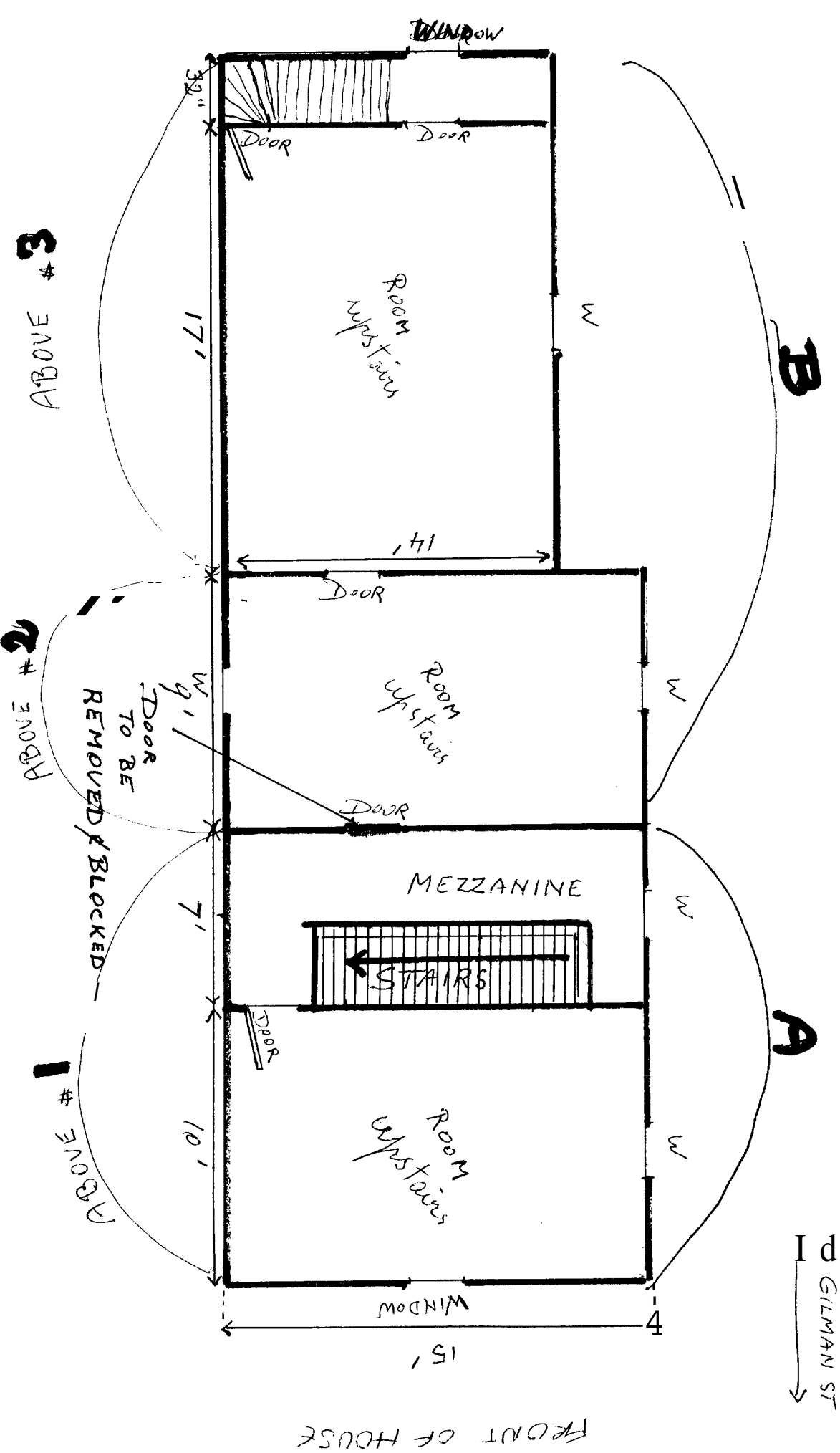
SIDE WALK

GILMAN ST.

MACCARIO CHEN  
89 Gilman St.  
Portland -

# SECOND FLOOR

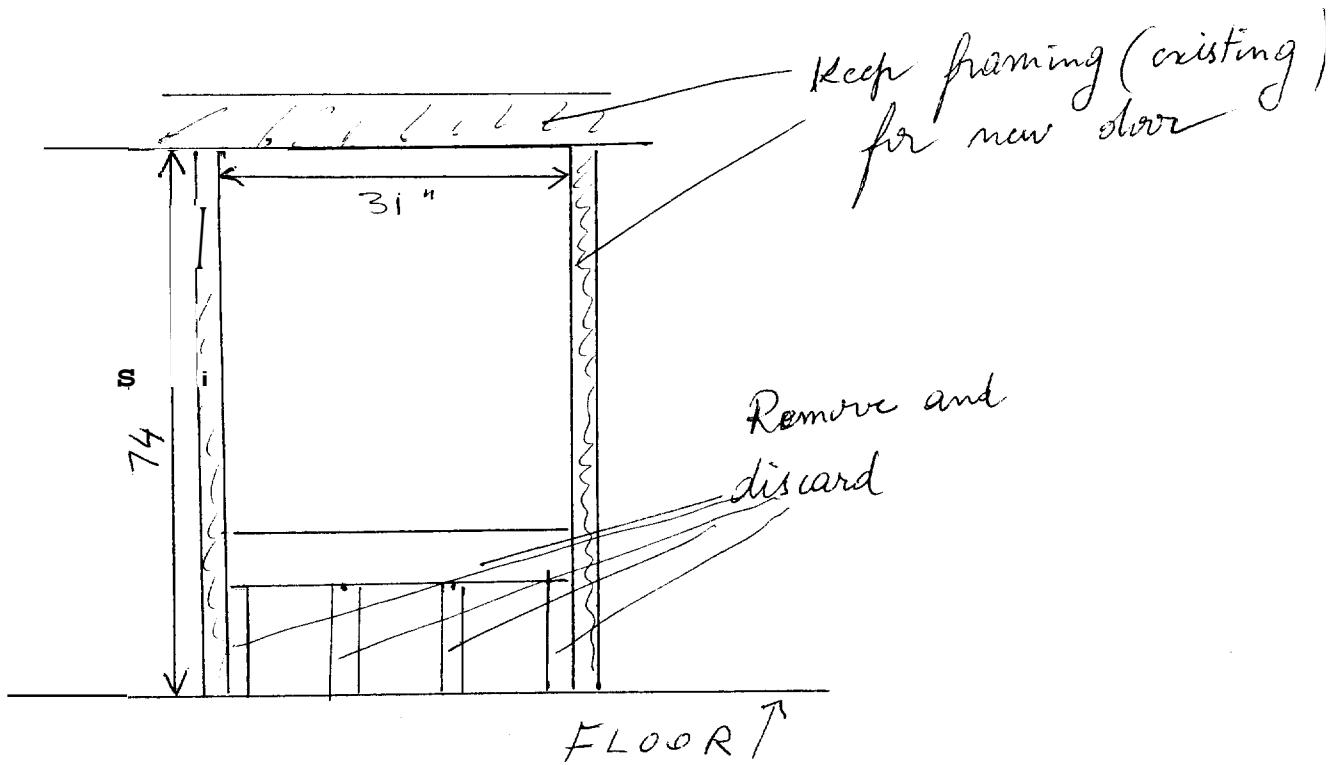
Second Floor  
(inside measurements)



on plan B (new Kitchen & Bathroom)

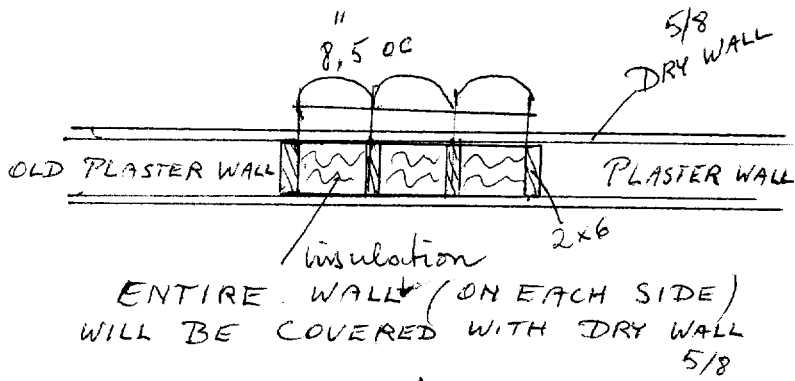
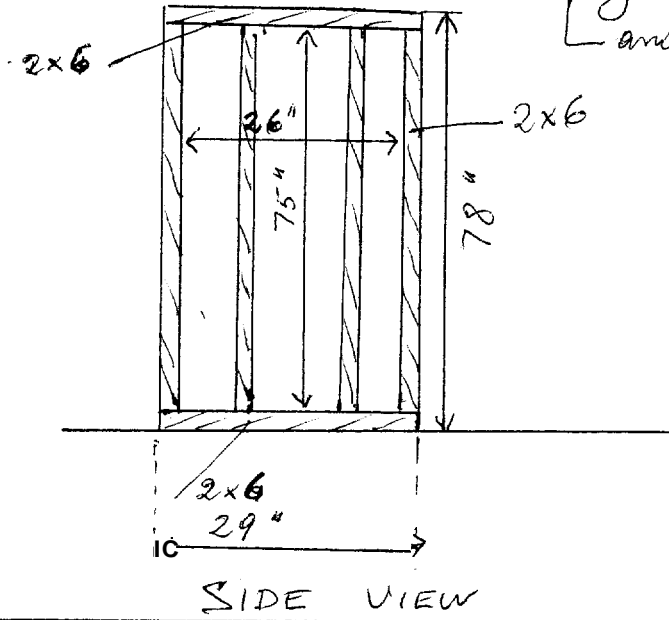
Window to be replaced by Door

We will use same header 74" from floor  
same rough opening after discarding jack studs

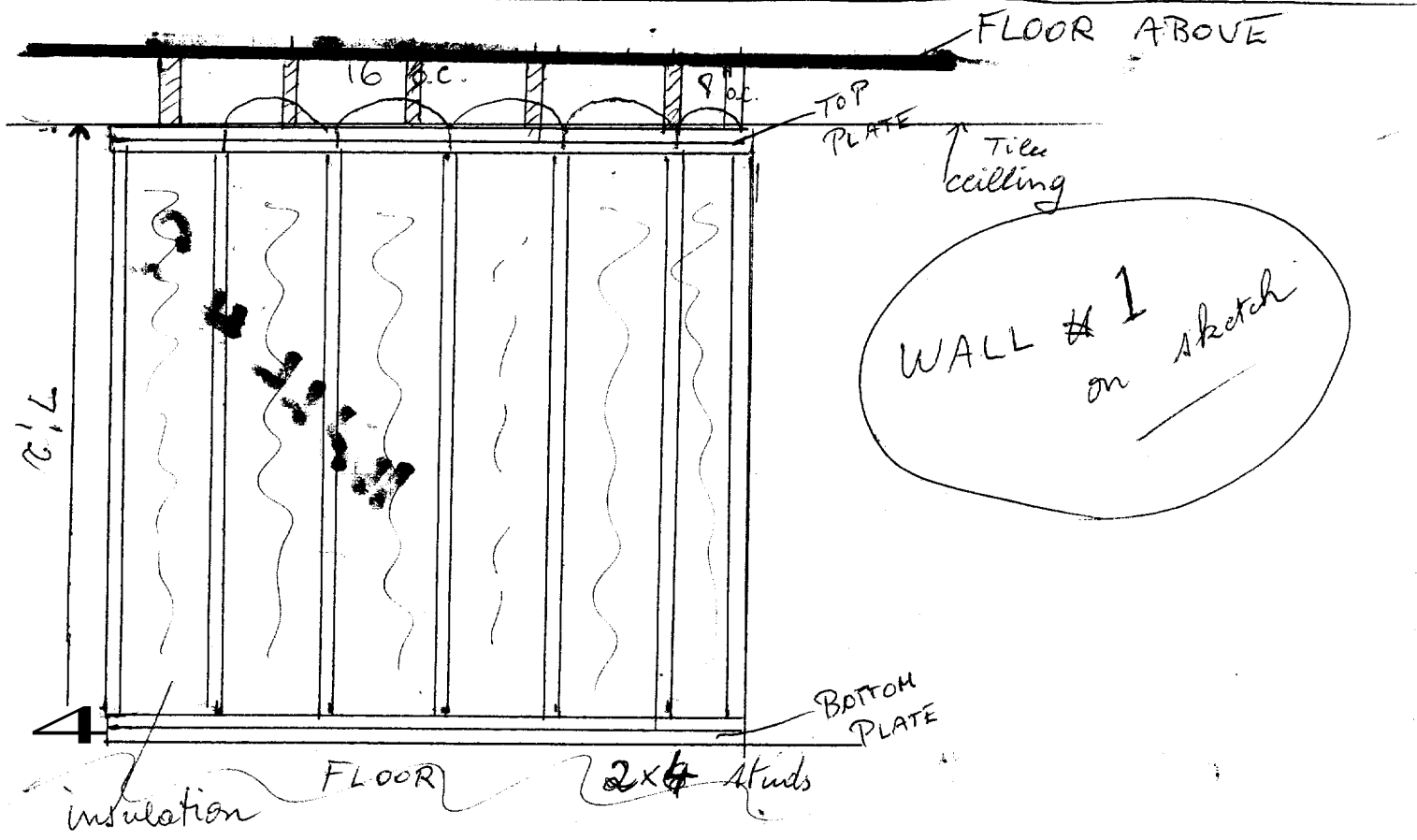


# 3 DOORS TO BE REMOVED and WALL SHEETROCKED

1 Will remove casing and frame as such:  
L and sill



TOP VIEW



WALL # 1  
on sketch

WALL # 2  
see BACK →