

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

Location of Construction: 113 Pleasant Ave		Owner: DiMillo, Stephen		Phone: 772-2216		Permit No: 960755	
Owner Address: SAA Pld, ME 04103		Leasee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: self		Address:		Phone:		<div style="border: 2px solid black; padding: 5px;"> PERMIT ISSUED Permit Issued: <div style="border: 1px solid black; padding: 5px; text-align: center;"> AUG - 5 1996 </div> CITY OF PORTLAND Zone: CBL: 131-L-008 </div>	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 10,000.00 PERMIT FEE: \$ 70.00		INSPECTION: Use Group: <i>B1</i> Type: <i>5B</i> <i>DOCA96</i> Signature: <i>[Signature]</i>	
Proposed Project Description: Construct Garage (24 x 30)				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <ul style="list-style-type: none"> Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: <i>[Signature]</i> Special Zone or Reviews: <ul style="list-style-type: none"> <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"/> 	
Permit Taken By: Mary Greek		Date Applied For: 31 July 1996					

1. This permit application doesn't 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..

PERMIT ISSUED WITH REQUIREMENTS

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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT <i>[Signature]</i> Stephen DiMillo	ADDRESS: 113 Pleasant Ave	DATE: 31 July 1996	PHONE:
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	PHONE:
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White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

Historic Preservation

- Not in District or Landmark
- Does Not Require Review
- Requires Review

Action:

- Approved
- Approved with Conditions
- Denied

Date: 8/1/96

[Signature]

CEO DISTRICT 6

COMMENTS

9-13-96 Floor was poured prior to inspect. Mute rubber,
requirements

9-20-96 Framing is being done

10-6-96 Framing is completed

10-17-96 Working on the sheetrock. Will call when job is done.

11-6-96 Job is all completed

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

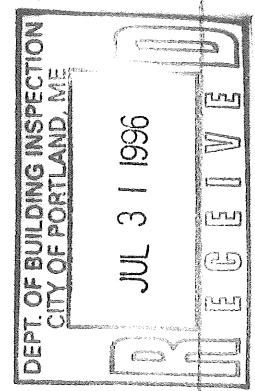
75'

45'

20'

24 x 30

175'



Steve DiMillo
113 Pleasant Ave

Street

Applicant: Stephen D. Mello
Address: 113 PLEASANT AVE
Assessors No.: 131-L-008

Date: 8/1/96

CHECK LIST AGAINST ZONING ORDINANCE

Date - ~~EXISTING~~

Zone Location - R-5

Interior or corner lot -

Use - New garage (24' x 30')

Sewage Disposal -

Rear Yards - 20' req - 45' shown

Side Yards - 8' req - 8' shown

Front Yards -

Projections -

Height -

Lot Area -

13,125^{sq} ft per assessors

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

LAND USE - ZONING REPORT

ADDRESS: 113 Pleasant Ave DATE: 8/1/96

REASON FOR PERMIT: Construct garage 21' x 30'

BUILDING OWNER: Stephen D. Mello C-B-L: 131-L-8

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

#6; 9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will **not** be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

⑥ Our records indicate that this property has a legal use of 2 units. Any change in this approved use shall require a separate permit application for review and approval. *per your statement on the permit*

7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.

⑨ Other requirements of condition The Area Above The garage shall not be used for another living unit. That would be considered a change of use. A separate application for review and approval shall be required for any change of use.

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

BUILDING PERMIT REPORT

DATE: 2 AUGUST 96 ADDRESS: 113 Pleasant Ave
 REASON FOR PERMIT: To Construct a detached 2 Car garage.
 BUILDING OWNER: Stephen Dimilo
 CONTRACTOR: Same APPROVED: *1, *11, *13, *16
 PERMIT APPLICANT: 11 16 ~~ISSUED:~~ _____

CONDITION OF APPROVAL OR DENIAL

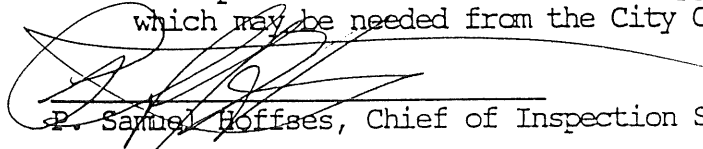
- * 1. Before concrete for foundation is placed, approvals from ~~the~~ ~~Development Review Coordinator~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.

6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, section 19, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)
- X 11. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)
- X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 4, 1997

Steven Wincele
18 Wadsworth Street
Portland, Maine 04103

RE: 97-101 Pleasant Avenue
131-L-9/R-5 Zone

Dear Mr. Wincele,

It has come to our attention that there are 4 dwelling units in the building that you own at the above referenced address. According to our files, only two dwelling units are authorized. This is in violation of Section 14-463 of the Portland Land Use Code and Chapter 1, Section 107.0 of the City's Building Code and may also be in violation of other sections of these and other codes.

At this time, we request that you correct this situation within 10 days of receipt of this letter. Failure to do so may result in legal action.

Sincerely,

Merle Leary

Merle Leary
Code Enforcement Officer
City of Portland

Marge Schmuckal

Marge Schmuckal
Zoning Administrator

131-L-9

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	97-101	Pleasant Ave.		OF			7		131	L	9	

TAXPAYER ADDRESS AND DESCRIPTION

GOLDING PERCY E & MARION A OR SURVIVOR
 101 PLEASANT AVE. CITY

LAND & BLDGS. PLEASANT AVE. #97-101
 ASSESSORS PLAN 131-L-9 AREA
 9118 SQ. FT.

RECORD OF TAXPAYER	YEAR	BOOK	PAGE
<i>Coombs, Robert W. & Agnes A.</i>	1951	2035	82

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL	<input checked="" type="checkbox"/> WATER
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES <input checked="" type="checkbox"/>
STREET	
PAVED	<input checked="" type="checkbox"/> IMPROVING
SEMI-IMPROVED	STATIC <input checked="" type="checkbox"/>
DIRT	DECLINING
SIDEWALK	<input checked="" type="checkbox"/>
TILLABLE	PASTURE
WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
78.81	16.00	21.00	105	2229	1720	
TOTAL VALUE LAND					1720	
TOTAL VALUE BUILDINGS					4110	
TOTAL VALUE LAND AND BUILDINGS					5830	
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

YEAR	ORIG. COST	RENTAL
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET

81

$764.00 \times 10\% = 76.4$

$76.4 \times 30\% = 22.92$

$76.4 - 22.92 = 53.48$

ASSESSMENT RECORD	INCREASE		DECREASE	
	1950	1951	1951	1952
LAND	1375			
BLDGS.	2175			
TOTAL	3550			
LAND	1025			
BLDGS.	2475			
TOTAL	3500			
LAND				
BLDGS.				
TOTAL				
LAND				
BLDGS.				
TOTAL				
LAND				
BLDGS.				
TOTAL				
LAND				
BLDGS.				
TOTAL				
LAND				
BLDGS.				
TOTAL				

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A--EXCELLENT; B--GOOD; C--AVERAGE; D--CHEAP; E--VERY CHEAP

YEAR 19

YEAR 19

1st. owner
2nd. 10 WK FURN.

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST 2x8	✓	BATHROOM	✓
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	✓
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	2 ✓
1/4 1/2 3/4		B	1 2 3	STD. WAT. HEAT	✓
NO. CELLAR		CEMENT	✓	AUTO. WAT. HEAT	✓
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	✓
CLAPBOARDS	✓	PINE	✓ ✓	LAUNDRY TUBS	
WIDE SIDING		HARDWOOD	✓ ✓	NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES				TOILET FL. & WCOT.	
ASPH. SHINGLES		ATTIC FLR. & STAIRS		LIGHTING	
STUCCO ON FRAME			✓	ELECTRIC	✓
STUCCO ON TILE		INTERIOR FINISH		NO LIGHTING	
BRICK VENEER		B	1 2 3	NO. OF ROOMS	
BRICK ON TILE		PINE	✓ ✓	BSMT.	
SOLID BRICK		HARDWOOD		2ND	✓
STONE VENEER		PLASTER	✓ ✓	1ST	4
CONC. OR CIND. BL.		UNFINISHED		3RD	
TERRA COTTA		METAL CLG.		OCCUPANCY	
VITROLITE		RECREAT. ROOM		SINGLE FAMILY	
PLATE GLASS		FINISHED ATTIC 1/2		TWO FAMILY	✓
INSULATION		FIREPLACE		APARTMENT	
WEATHERSTRIP		HEATING		STORE	
ROOFING		PIPELESS FURNACE		THEATRE	
ASPH. SHINGLES	✓	HOT AIR FURNACE		HOTEL	
WOOD SHINGLES		FORCED AIR FURN.		OFFICES	
ASPH. SHINGLES		STEAM	✓	WAREHOUSE	
SLATE TILE		HOT WAT. OR VAPOR		COMM. GARAGE	
METAL		NO HEATING		GAS STATION	
COMPOSITION		ECONOMIC CLASS		OVER BUILT	
ROLL ROOFING		GAS BURNER		UNDER BUILT	
INSULATION		OIL BURNER	✓	DT. 7-27-38	AR. 80
		STOKER		LD. 19	PD. 19
				MS. 19	CK. 32

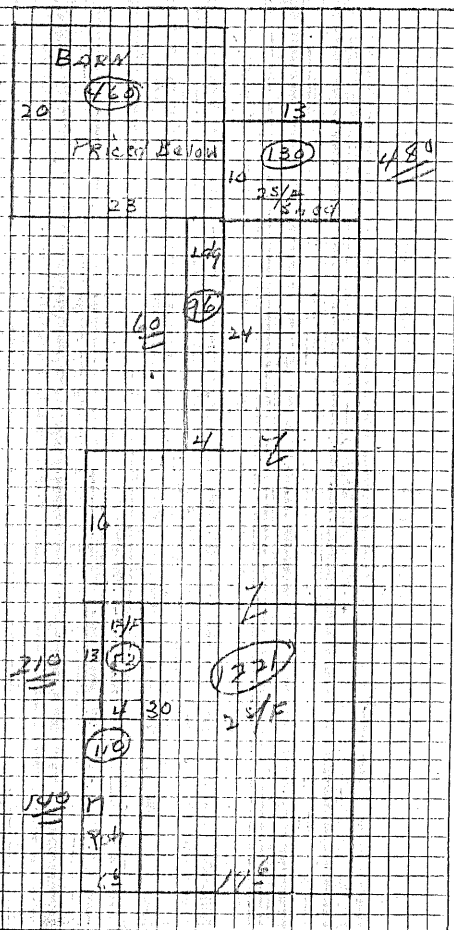
COMPUTATIONS

UNIT	1951			
122/ S. F.	6310			
S. F.				
ADDITIONS	+ 890			
1/5/804	+ 80			
BASEMENT				
WALLS				
ROOF				
FLOORS				
ATTIC 1/2	+ 290			
FINISH				
FIREPLACE				
HEATING	+ 230			
PLUMBING	+ 240			
TILING				
M.F. 1090	+ 630			
TOTAL	8670			
FACTY.				
REP. VAL.	8670			

SUMMARY OF BUILDINGS

OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR.
Org	A	7/5/38	C	86		F	8670	55%	3900	A	2350	
Base	B	Sketch	-	86		P-	700	70%	210	B	125	
	C									C		
	D									D		
	E									E		
	F									F		
	G									G		

YEAR	1951	1951 TOTAL BLDGS.		4110	2475
TAX VAL.					
OLD VAL.					
CHANGE					



Marge

6/8
11:20

Steel - 878-2994

11 James St

- scrapped the deck

Vicki