

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

PERMIT ISSUED		CBL: <i>e7</i>
Permit No: 02-0396	Issue Date: JUN 10 2002	167 F006001

Location of Construction: 75 Illsley St	Owner Name: Dimajo Clorinda Heirs	Owner Address: 75 Illsley St	Phone: 774-3808
Business Name:	Contractor Name: DiMajo, John	Contractor Address: 75 Illsley Street Portland	Phone: 2077743808
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-5

Past Use: Single Family	Proposed Use: Two Family	Permit Fee: \$93.00	Cost of Work: \$10,000.00	CEO District: 2	Zone: 10,000 ⁴
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Proposed Project Description: Renovate Attic to Second Unit	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>5B</i> <i>6/6/02</i>
	Signature: _____	Signature: _____

Permit Taken By: gad	Date Applied For: 04/19/2002	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>received exempt</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Denied <i>ok with contractor</i> Date: <i>5/10/02</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: _____
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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

Application ID Number: 2-0396

Department: Zoning Status: Pending Approved/Lead Reviewer: Marge Schmuckal

Comments: 75 Illsley St - This requires a site plan review or exemption prior to approvals to issue permit - 4/24/02 Approval Date: 05/07/2002

5/7/02 received permit back - has site plan exemption - J.S also left message for applicant about understanding on entire stairway in rear being enclosed.

Approval Date: 04/23/2002

Approved by: Marge Schmuckal Date: 05/07/2002

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for future decks, sheds, pools, and/or garages.

It is understood that the new rear stairway shall be completely enclosed within walls and not an open stairway. If there is any other understanding, this office shall be notified PRIOR to any construction.

Issue Date: 04/22/2002 By: gad Update Date: 05/07/2002 By: mes

2-0396

Building

Approved with Conditions

Mike Nugent

06/06/2002



Mike Nugent

06/06/2002

Existing Plaster and lathe is acceptable as a 1 hr Fire Separation (See NFPA 914) if in good condition.

Maximum occupancy load is two people due to sloping ceiling (see Section 1204.1) Limited to One Sleeping Room because of same & Egress Windows in the "Study" and unlabeled room.

Exterior Stairs must be enclosed and have a 10" net minimum tread and a 7 3/4 " maximum net rise

04/22/2002

gad

06/06/2002

mjn

THE SPURWINK SCHOOL

ADDRESS: _____

FAX

DATE: 5/28/02

NUMBER OF SHEETS (INCLUDING COVER SHEET): 4

TO: Mike Nugent

PHONE: 874-8307

FAX PHONE: 874-8716

CC: _____

FROM: John d'Hoja

PHONE: 627-4599

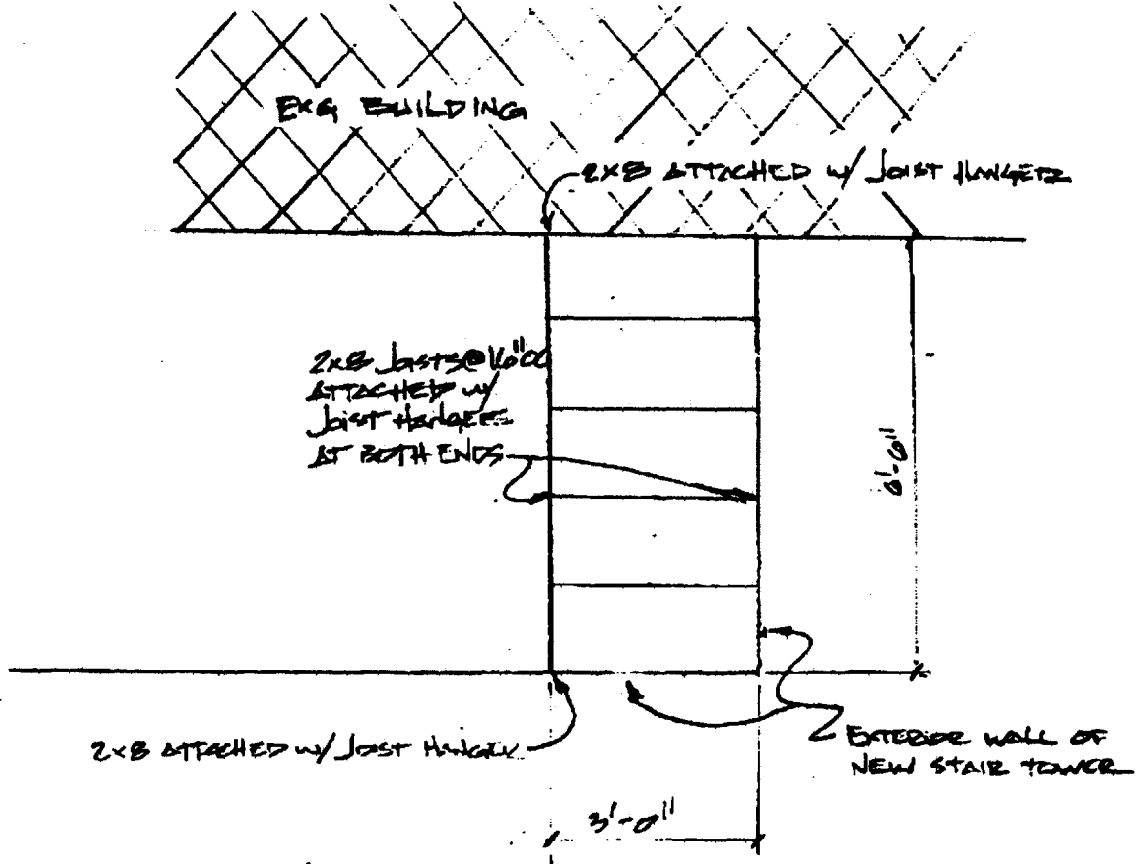
FAX PHONE: 627-4599

REMARKS: URGENT FOR YOUR REVIEW REPLY ASAP PLEASE COMMENT

MESSAGE:

RE: 75 Illislay St

NOTICE:
 THIS FAX MESSAGE IS INTENDED FOR THE EXCLUSIVE USE OF THE INDIVIDUAL OR ENTITY IDENTIFIED ABOVE. IT MAY INCLUDE INFORMATION WHICH IS PRIVILEGED AND/OR CONFIDENTIAL UNDER SOME STATE AND FEDERAL LAW. IF YOU ARE NOT THE INTENDED RECIPIENT OR AN AGENT OF THE RECIPIENT, YOU ARE NOTIFIED THAT ANY FURTHER DISSEMINATION, COPY OR DISCLOSURE OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS TRANSMITTAL IN ERROR, PLEASE IMMEDIATELY NOTIFY US AT 207-_____ AND RETURN THE ORIGINAL TRANSMITTAL TO US BY MAIL WITHOUT MAKING A COPY. YOUR COOPERATION IN PROTECTING CONFIDENTIAL INFORMATION IS GREATLY APPRECIATED.



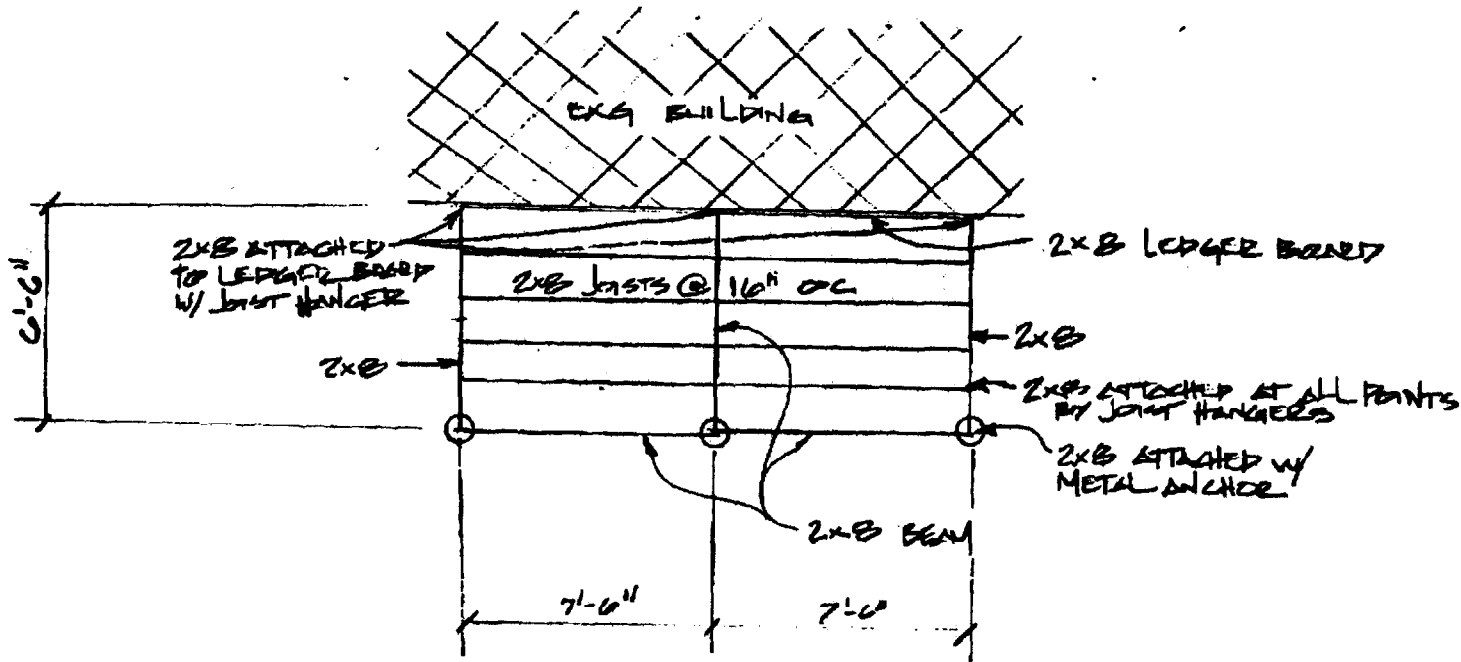
STAIR LANDING FRAMING DETAIL

SCALE: NTS

NOTE: FRAMING DETAIL TO MATCH OTHER LANDING AS WELL

REV 2

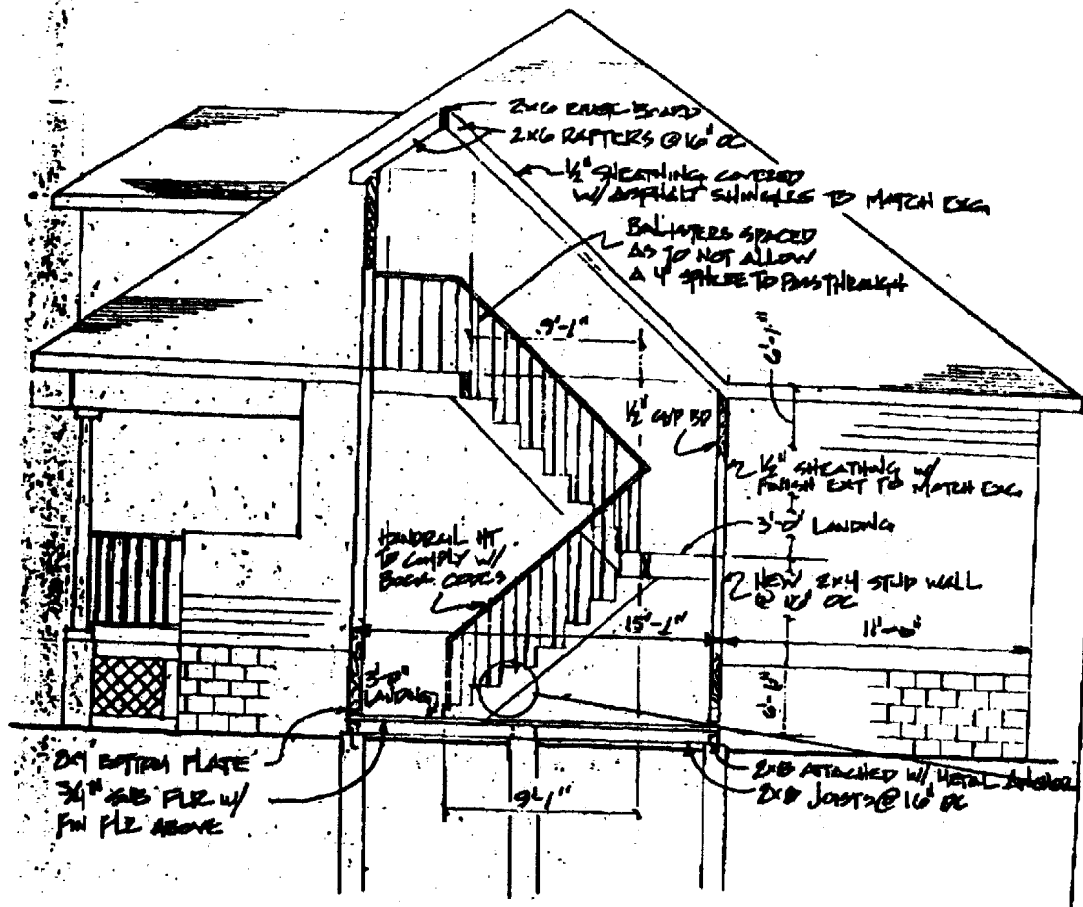
75 ILLSLEY STREET ATTIC RENOVATION
 DATE: MAY 28, 2002



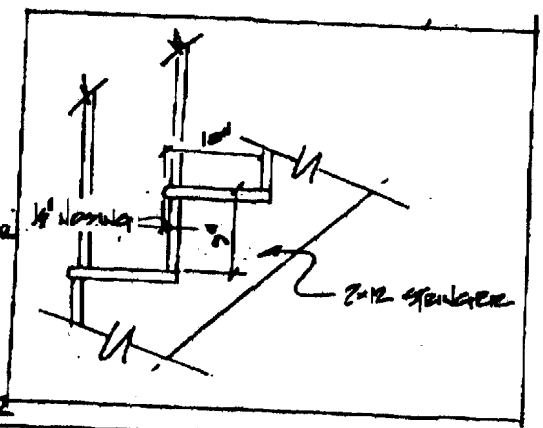
STAIR TOWER FLOOR FRAMING
 SCALE: NTS

REV 2

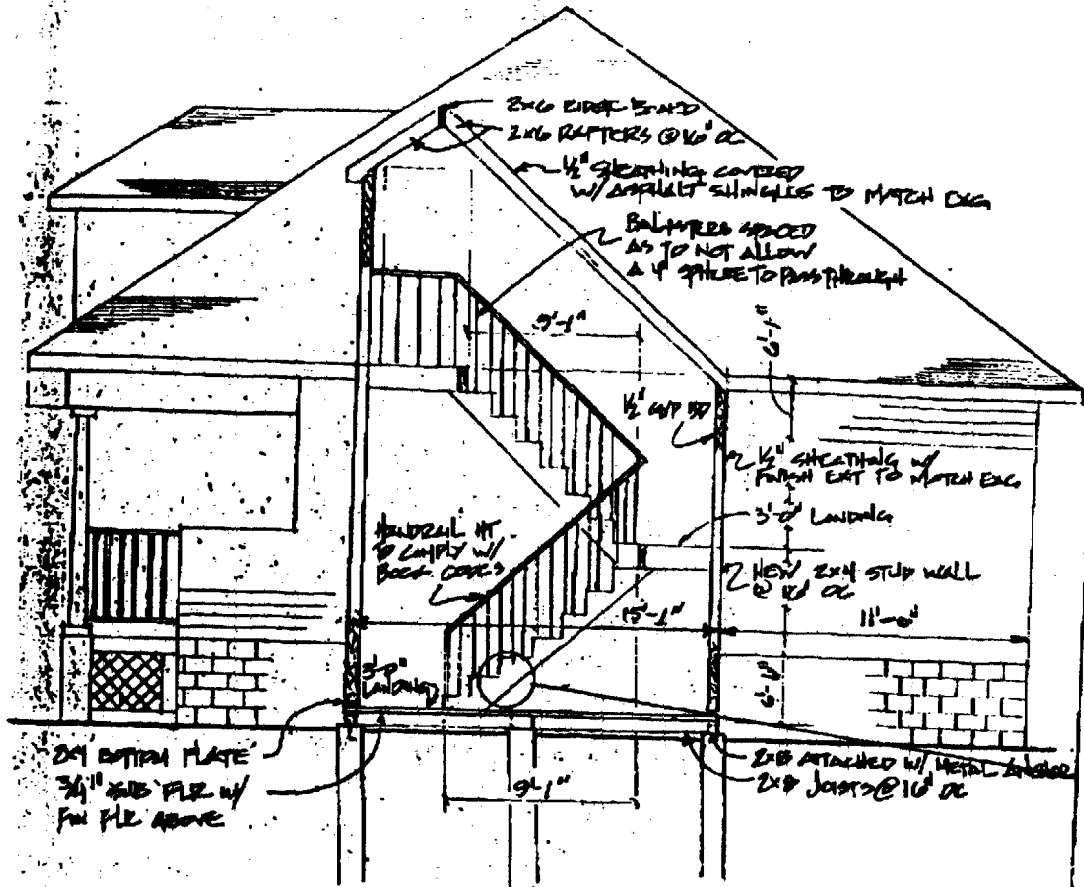
75 ILLSLEY STREET DTIC RENOVATIONS
DATE: MAY 20, 2002



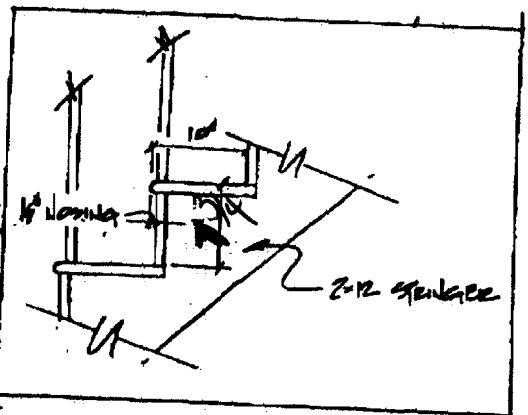
SIDE ELEVATION
 SCALE = 1/4" = 1'-0"



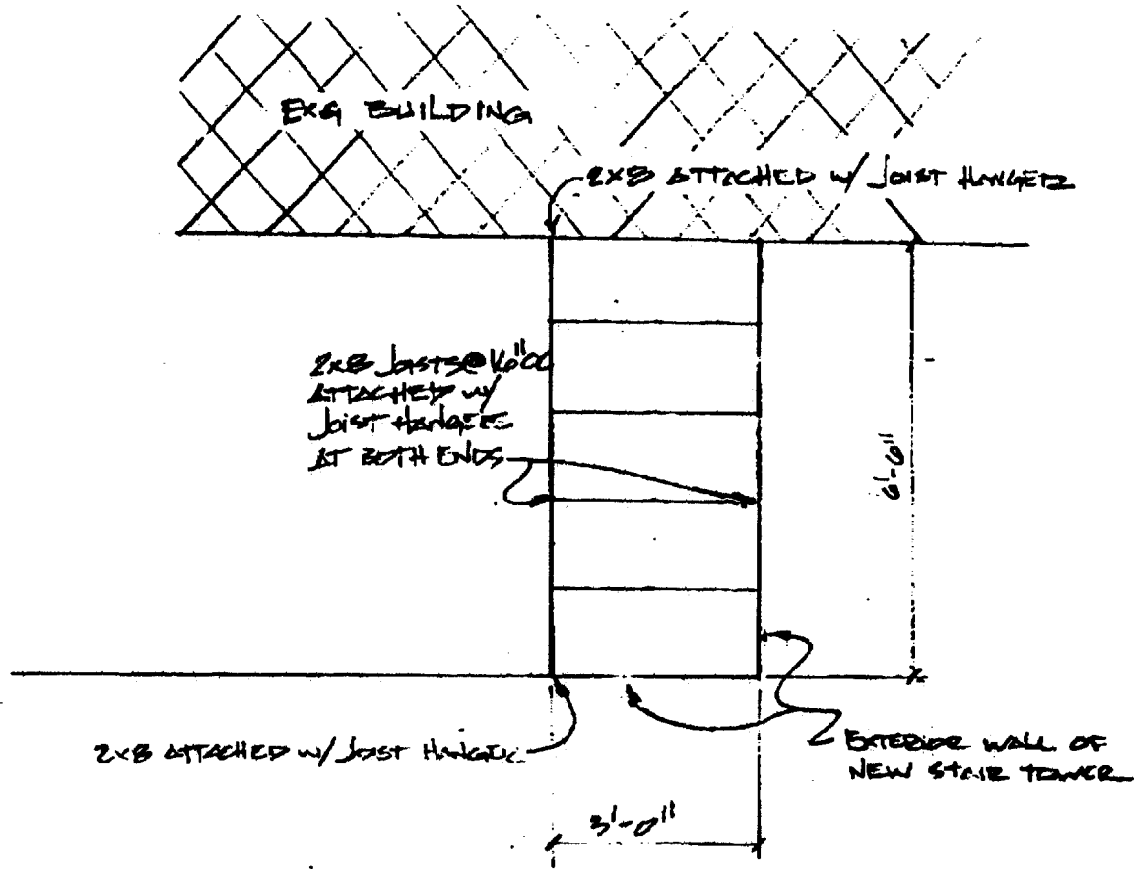
REV 2
 75 ILLIKEY STREET STIC RENOVATIONS
 DATE: APRIL 19, 2002



SIDE ELEVATION
 SCALE = 1/4" = 1'-0"



REV 2
 TO ILLALEY STREET STAIR RENOVATIONS
 DATE: APRIL 19, 2002



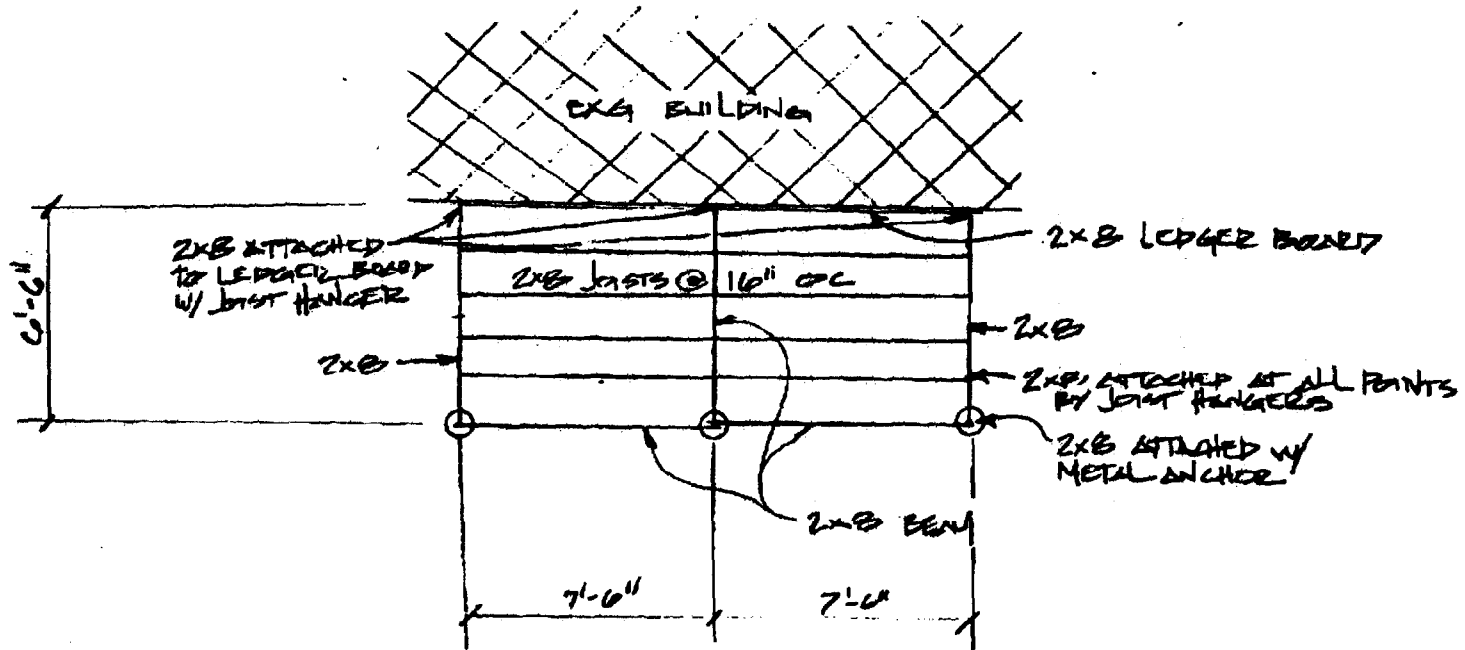
STAIR LANDING FRAMING DETAIL

SCALE: NTS

NOTE: FRAMING DETAIL TO MATCH OTHER LANDING AS WELL

REV 2

75 ILLISLEY STREET ATTIC RENOVATIONS
DATE: MAY 28, 2002



STAIR TOWER FLOOR FRAMING
 SCALE: NTS

REV 2

75 ILLISLEY STREET ATTK RENOVATIONS
DATE: MAY 20, 2002

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	167 F006001
Location	75 ILLSLEY ST
Land Use	SINGLE FAMILY
Owner Address	DIMAJO CLORINDA HEIRS 75 ILLSLEY ST PORTLAND ME 04103
Book/Page	9344/36
Legal	167-F-6-7 ILLSLEY ST 69-75
	10000 SF

Valuation Information

Land	Building	Total
\$26,990	\$64,360	\$91,350

Property Information

Year Built 1930	Style Old Style	Story Height 1	Sq. Ft. 1272	Total Acres 0.23		
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 6	Attic Unfin	Basement Full	

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1950	Size 18X18	Grade D	Condition P
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Sales Information

Date	Type	Price	Book/Page
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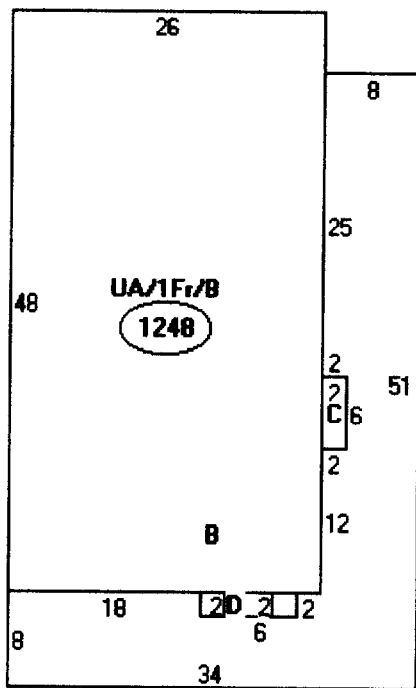
Picture and Sketch

<u>Picture</u>	<u>Sketch</u>
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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.





Descriptor/Area

A: UA/1Fr/B
1248 sqft

B: OFP
592 sqft

C: FBAY/B
12 sqft

D: FBAY/B
12 sqft

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02-0396

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.

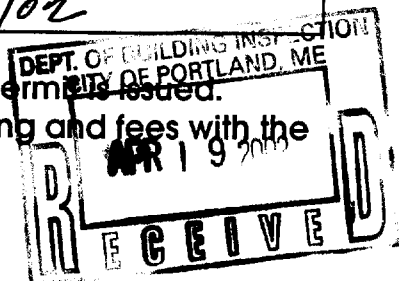
Location/Address of Construction: 75 ILLSLEY ST		
Total Square Footage of Proposed Structure	Square Footage of Lot 10,000 ⁴	
Tax Assessor's Chart, Block & Lot Chart# 167 Block# F Lot# 006	Owner: CLORINDA diMajo	Telephone: (207) 774-3808
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ 10,000 Fee: \$ 10300
Current use: Single Family - change of use to two family single family		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: 2-UNIT		
Project description: Renovate attic into second unit		
Contractor's name, address & telephone: John diMajo, 75 Illsley St, Portland 774-3808		
Who should we contact when the permit is ready: John diMajo		
Mailing address: 75 Illsley St Portland, ME 04103		
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:		

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: AA diMajo	Date: 4/19/02
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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



Applicant: John DiMajo
Address: 75 Illsley St

Date: 5/7/02
C-B-I: 167-F-006

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Bldg - # 02-0396

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - 1 → 2 unit - new stairs in rear

Sevage Disposal - city

Lot Street Frontage - 50'

Front Yard - N/A for new stairs on rear

Rear Yard - 20' req - 34' show

Side Yard - 12' req - 14' show

Projections - stairs in rear - to be completely enclosed

Width of Lot -

New unit 2760[#]
600[#] req. *dk*

Height - existing

Lot Area - 6,000[#] min - 10,000[#] show

Lot Coverage/ Impervious Surface -

Area per Family - 3,000[#]/unit or 6,000[#] -

Off-street Parking - 3 spaces req → - 3 show in garage

Loading Bays - N/A 1 for exist 1/2 for New ⇒ - 2 in drive

Site Plan - received site plan exemption 4/25/02 J.S

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

5/7/02 - Called John DiMajo - message machine - RE: completely enclosed stairway under stairs



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

John diMaio
Applicant

75 Ellsley St
Applicant's Mailing Address

(207) 774-3808
Consultant/Agent/Phone Number

April 19, 2002
Application Date

75 Ellsley St Attic Renovation
Project Name/Description

75 Ellsley St Portland, ME 04103
Address of Proposed Site

CBL: 167-F-6-7

Description of Proposed Development:

Renovating attic into living space and adding new entrance to street

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

a) Within Existing Structures; No New Buildings, Demolitions or Additions

b) Footprint Increase Less Than 500 Sq. Ft.

c) No New Curb Cuts, Driveways, Parking Areas

d) Curbs and Sidewalks in Sound Condition/ Comply with ADA

e) No Additional Parking / No Traffic Increase

f) No Stormwater Problems

g) Sufficient Property Screening

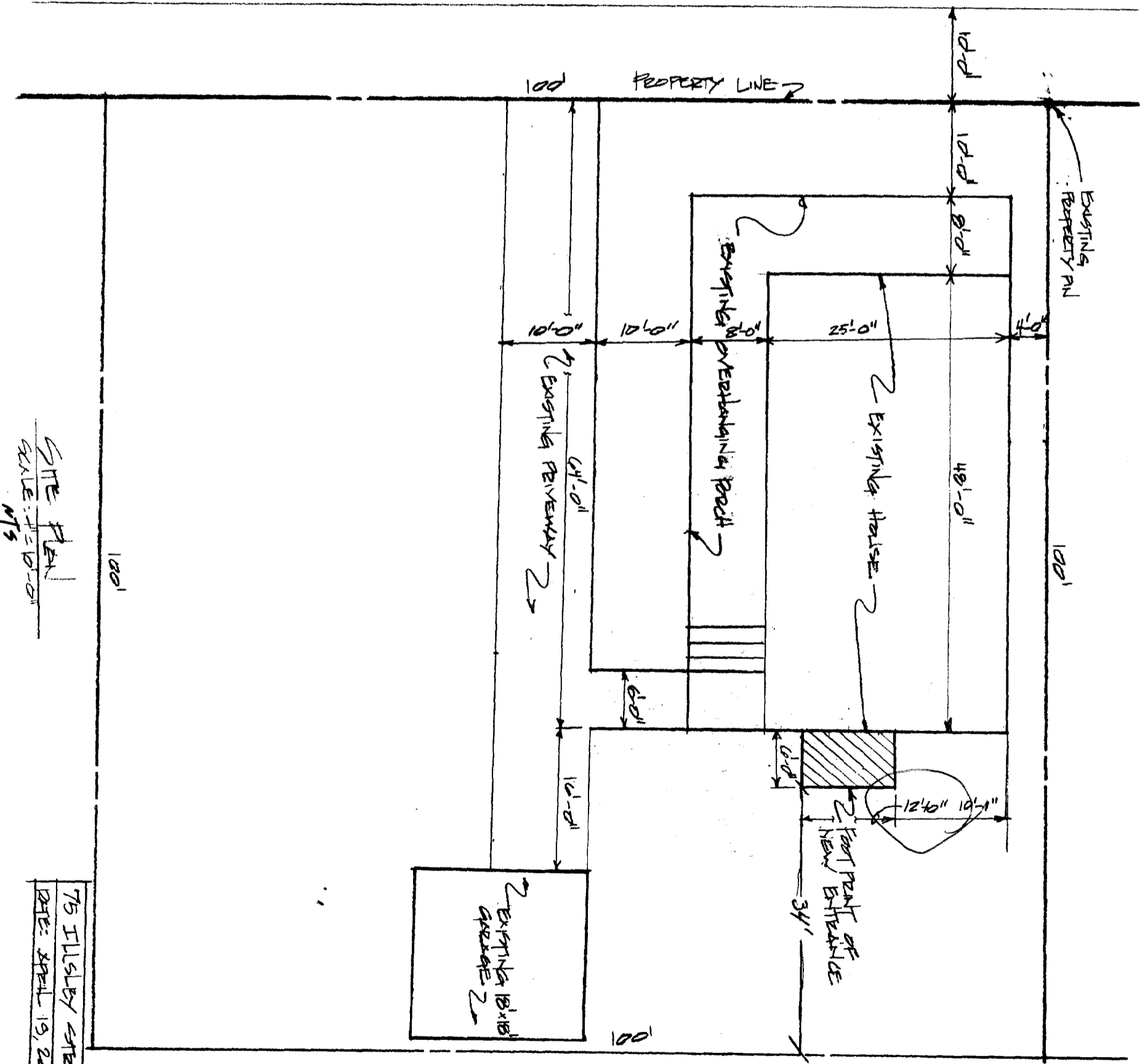
h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
<u>Yes</u>	✓
<u>Yes</u>	✓
<u>Yes</u>	✓
<u>Yes</u>	✓
<u>Yes</u>	✓
<u>Yes</u>	✓
<u>Yes</u>	✓
<u>N/A</u>	✓

Planning Office Use Only:

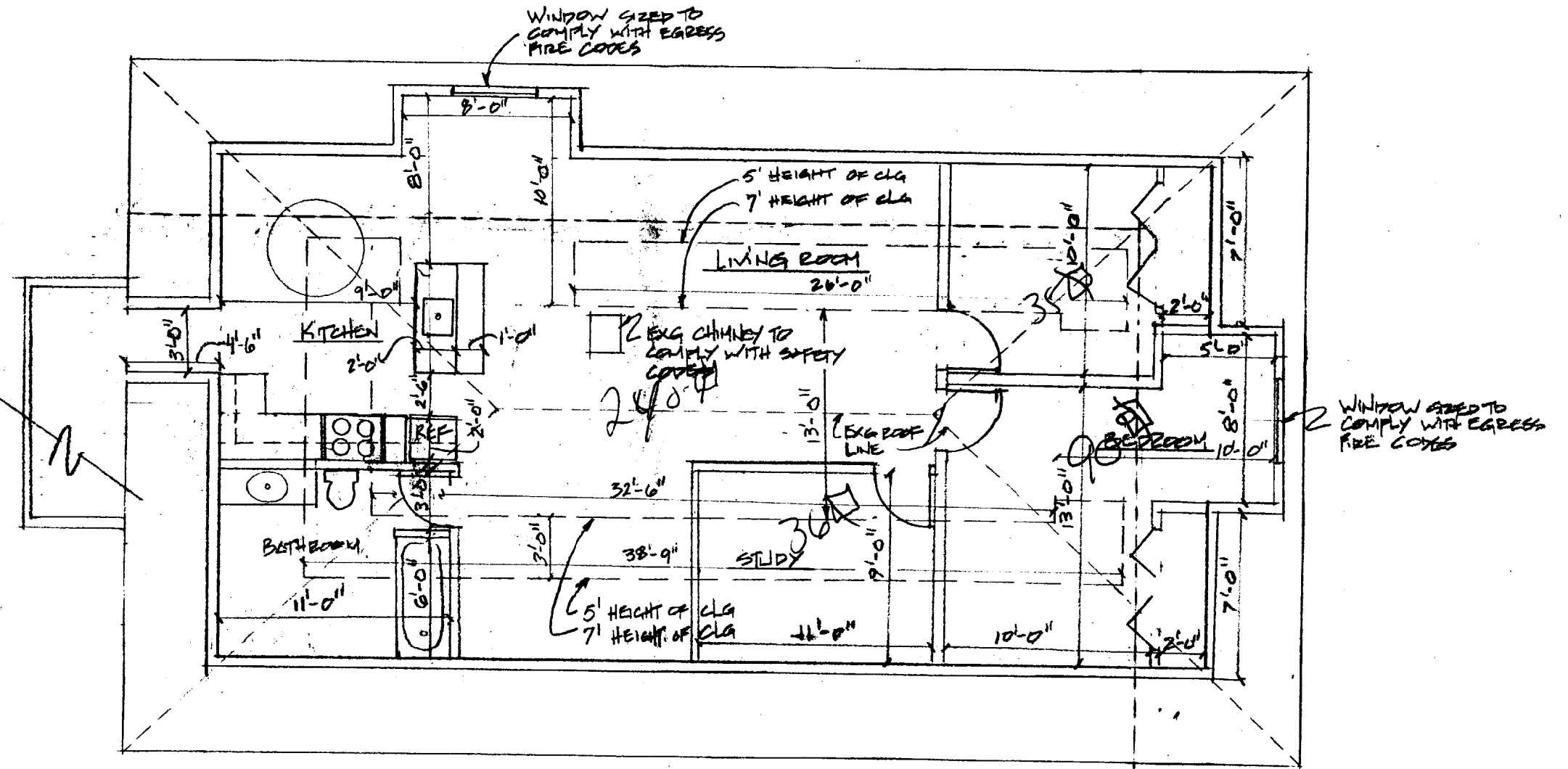
Exemption Granted

ILLSLEY STREET



SITE PLAN
SCALE 1" = 10'-0"
M/S

75 ILLSLEY STREET ATRC BUILDINGS
DATE: APRIL 19, 2002



NOTES

1. ALL HEADERS TO BE ORIGINATED OF 2-2X8'S.
2. HARDWIRE ALL SMOKE DETECTORS W/ BATTERY BACKUP.
3. EXG CHIMNEY TO REMAIN UNENCLOSED COMPLYING W/ A 2" MIN. CLEARANCE FROM COMBUSTIBLE MATERIAL.

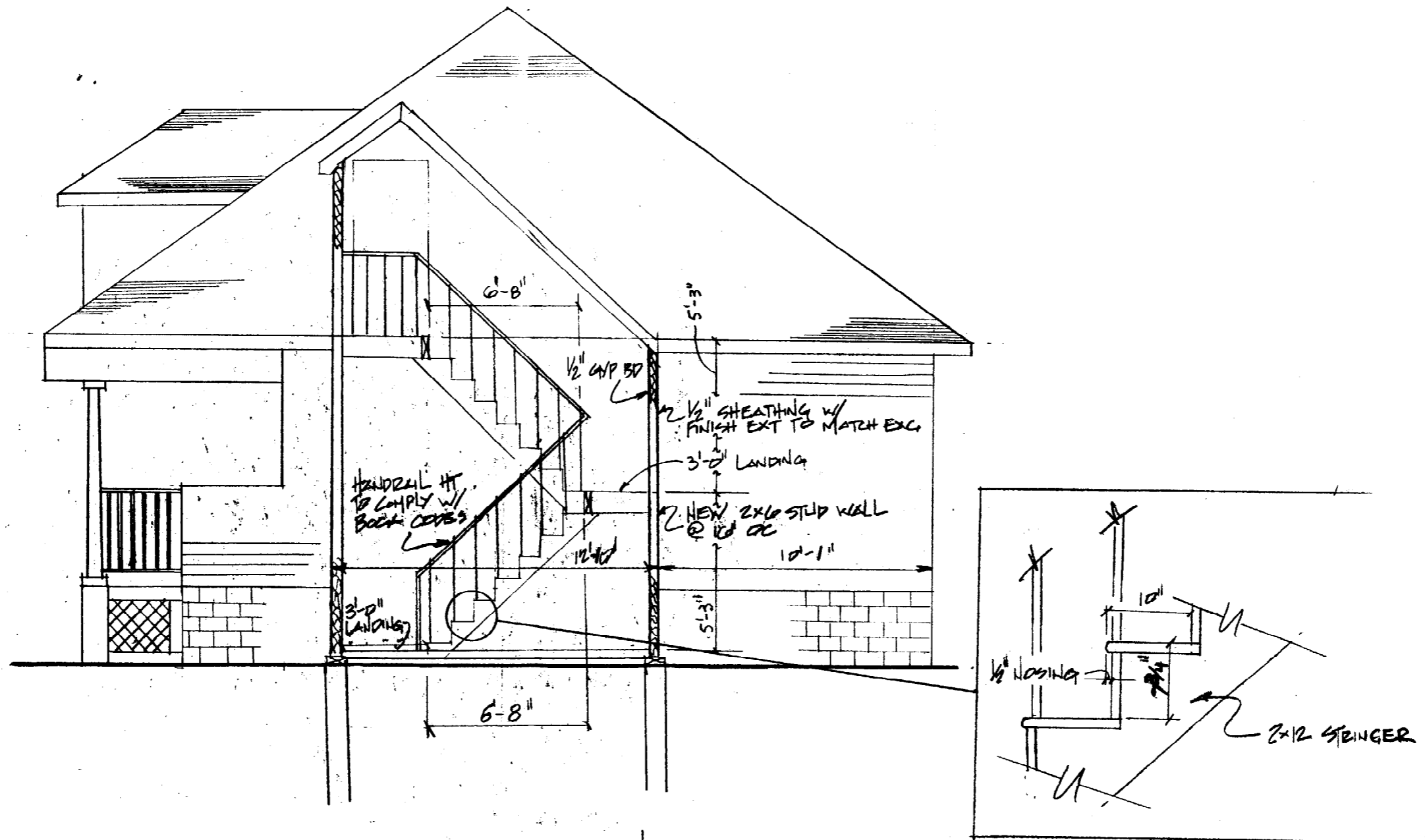
$38' \times 20' = 760' \text{ft}$

FLOOR PLAN
 SCALE: $\frac{3/16"}{1'-0"} = \text{NTS}$

600# min

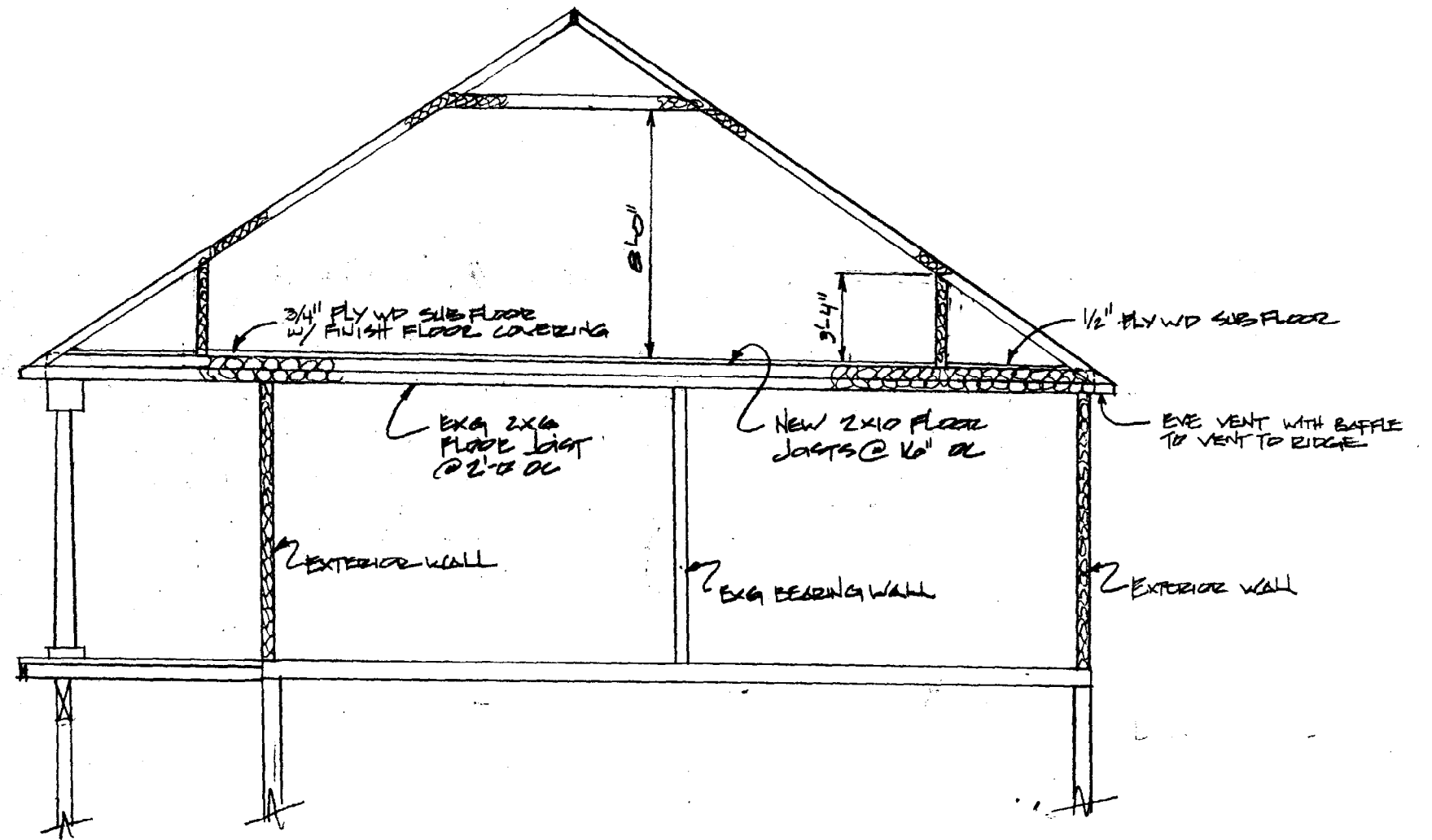
75 ILLSLEY STREET ATTIC RENOVATION'S
DATE: APRIL 19, 2002

$\frac{14}{22}$



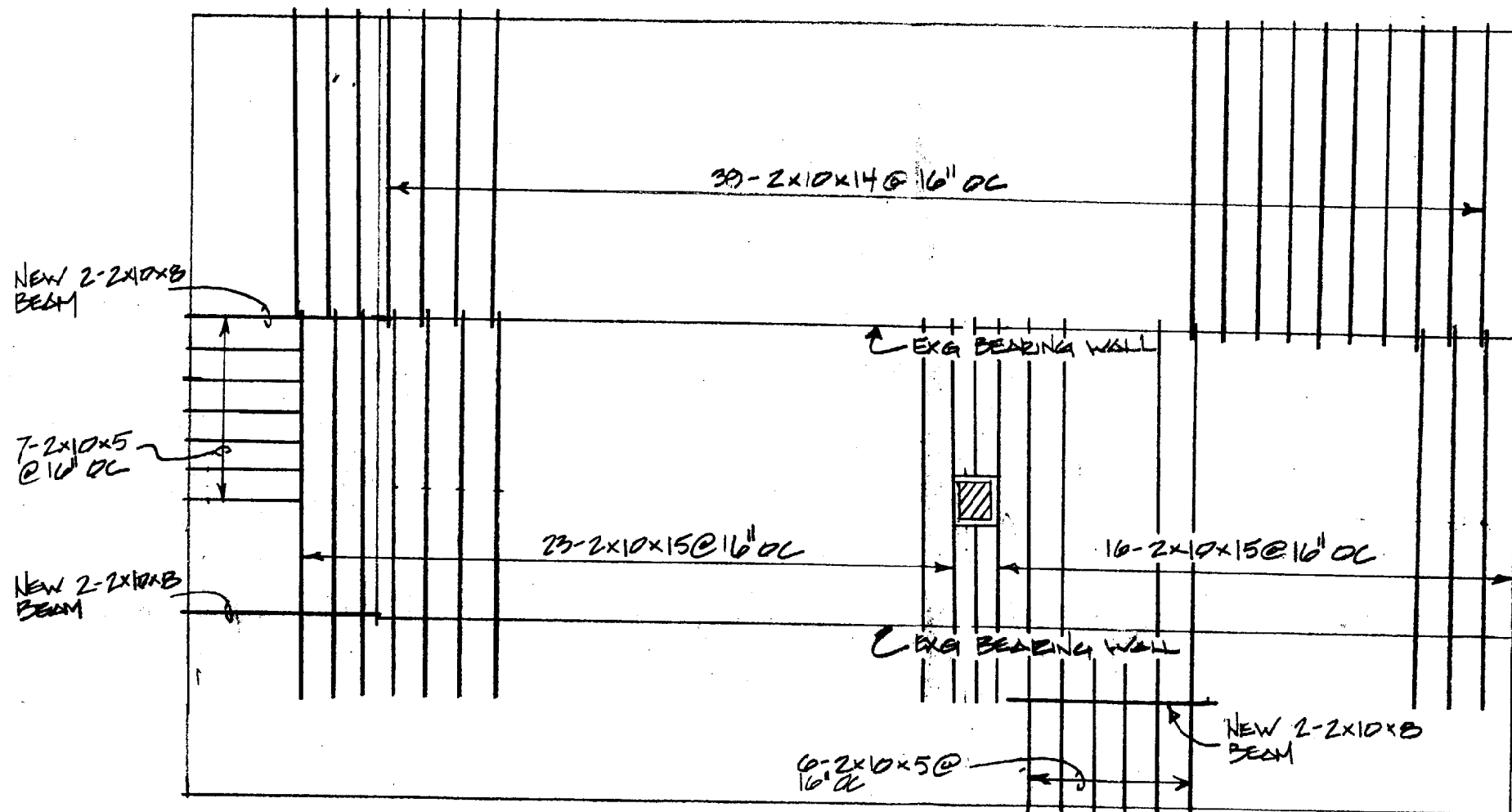
SIDE ELEVATION
 SCALE = 1/4" = 1'-0"
 NTS

75 ILLSBY STREET STIC RENOVATIONS
 DATE: APRIL 19, 2002



SECTION
 SCALE = 1/4" = 1'-0"
 NTS

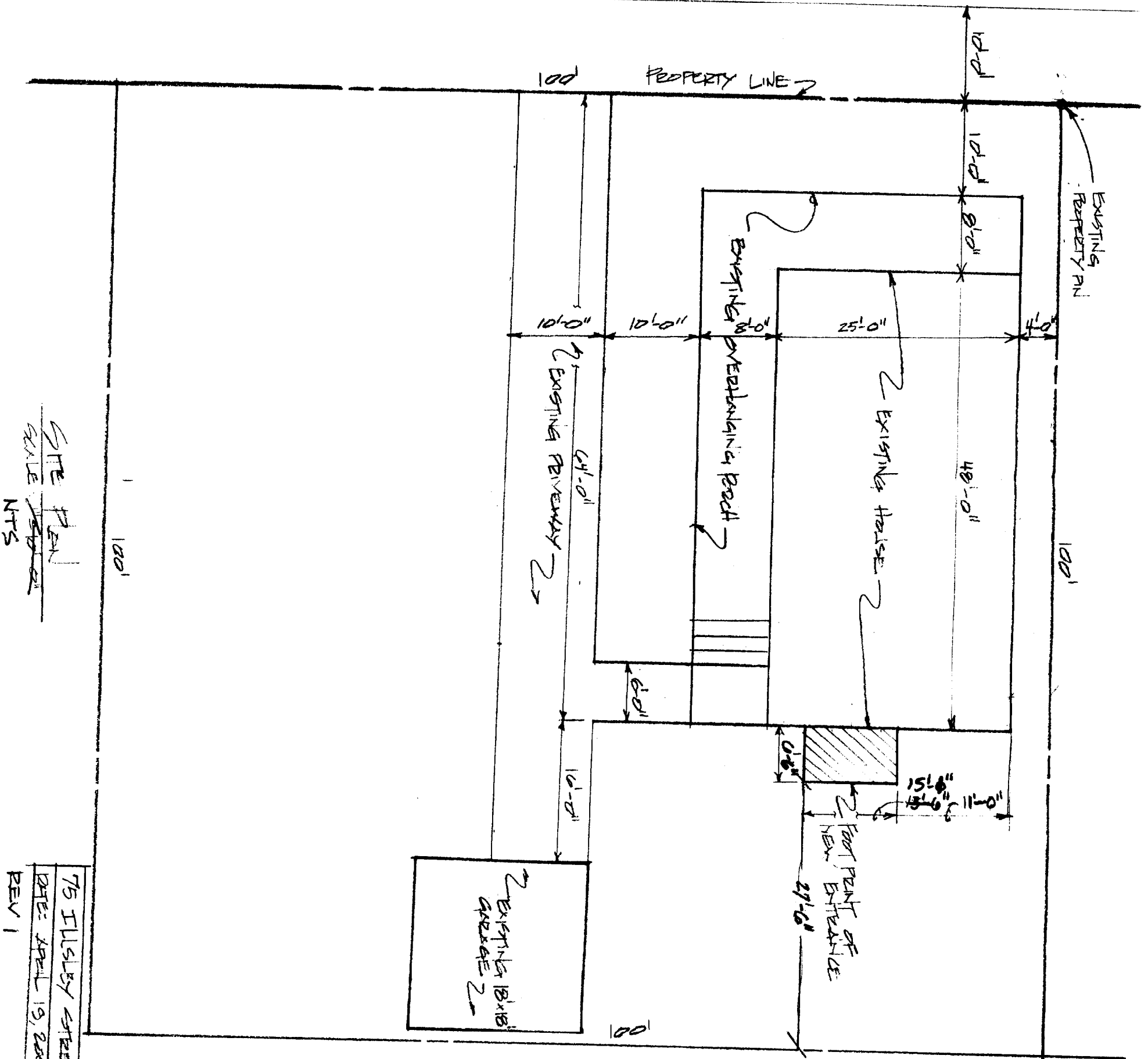
75 ILLSLEY STREET ATTIC RENOVATIONS
DATE: APRIL 19, 2002



FRAMING PLAN
 SCALE: 3/16" = 1'-0"
 NTS

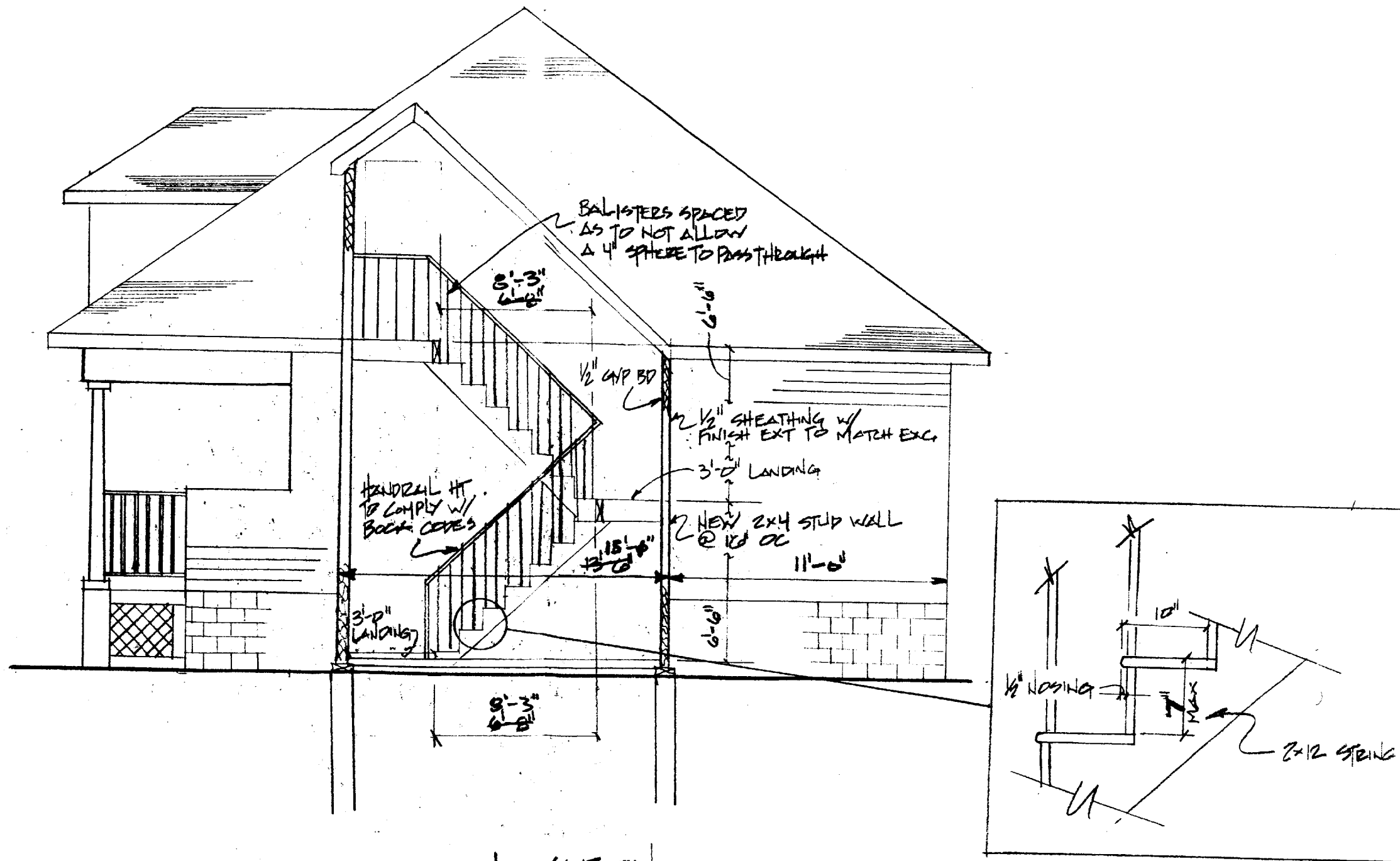
75 ILLSLEY STREET ATTIC RENOVATION
 DATE: APRIL 19, 2008

ILLSLEY STREET



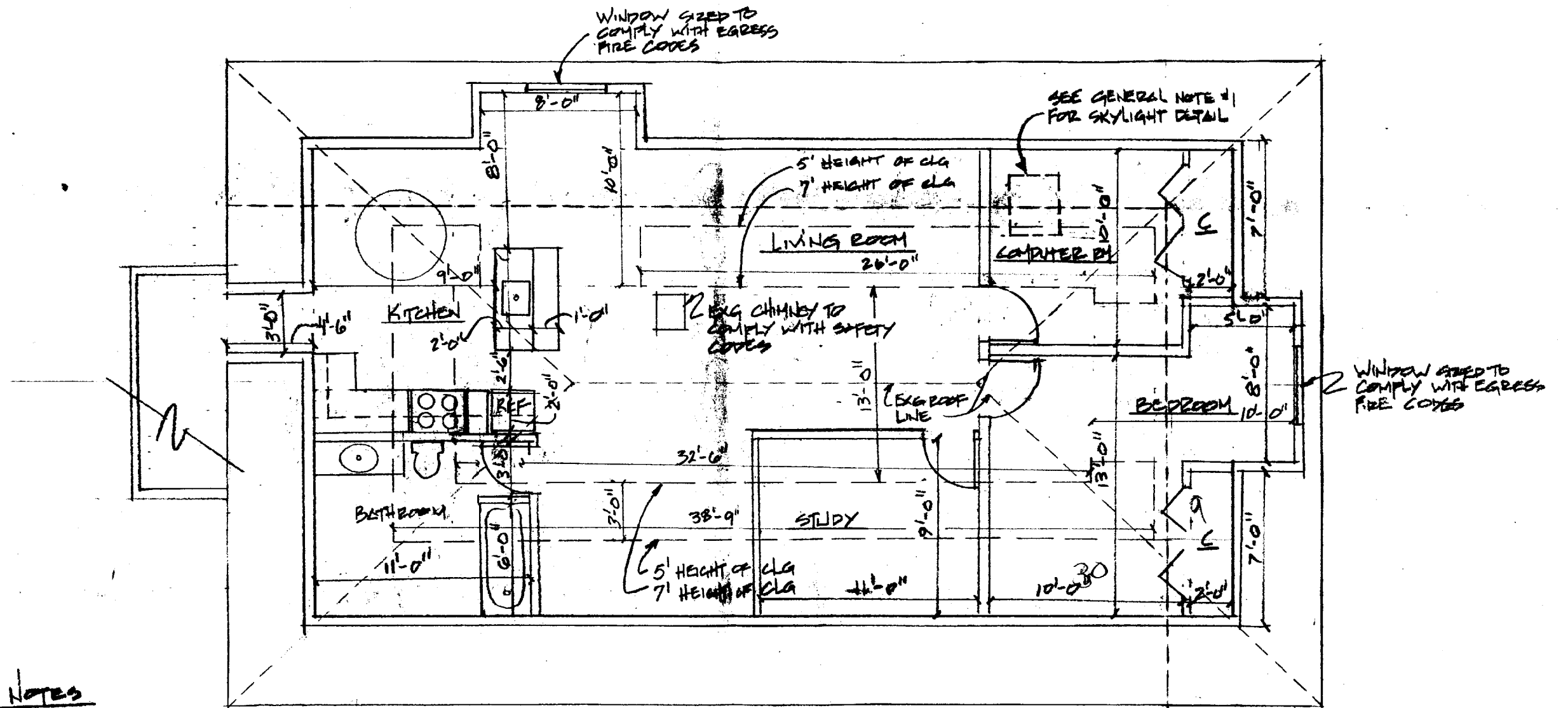
SITE PLAN
SCALE 1/8" = 1'-0"
NTS

75 ILLSLEY STREET ATTLA BEHAVIORAL
DATE: APRIL 19, 2002
REV 1



SIDE ELEVATION
 SCALE = $\frac{1}{8}'' = 1'-0''$
 NTS

75 ILLAHEY STREET SPIC RENOVATIONS
 DATE: APRIL 19, 2002
 REV 1



GENERAL NOTES

1. SKYLIGHT SHALL HAVE A MAX SILL HT OF 44" WITH A 20" MIN WIDTH AND 24" MIN HEIGHT SHALL HAVE A SQ. FOOTAGE OF 5.7 MIN.
2. ALL HEADERS TO BE ORIENTATED OF 2 2X10'S.
3. HARDWIRE ALL SMOKE DETECTORS W/ BATTERY BACKUP.
4. EXG CHIMNEY TO REMAIN UNENCLOSED COMPLYING W/ A 2" MIN. CLEARANCE FROM COMBUSTIBLE MATERIAL.

FLOOR PLAN
 SCALE = 3/16" = 1'-0"
 NTS

75 ILLSLEY STREET ATTIL RENOVATIONS
DATE: APRIL 19, 2002
REV 1