

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 060041

Please Read
Application And
Notes, If Any,
Attached

This is to certify that BELLUCCI ANTONIETTA PHRS
has permission to Change of use from 1 unit to 2 unit residential with kitchen, partitions & upgrade bathroom
AT 704 WASHINGTON AVE 168 C004001

provided that the person or persons perform or maintain 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.

Inspection of inspection must be given and when permission provided before this building or part thereof is occupied or remains closed-in 4 OUR NOTICES 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
CITY OF PORTLAND

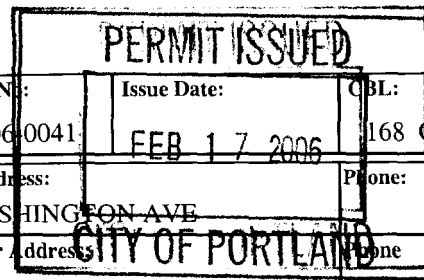
PERMIT ISSUED
FEB 17 2006

[Signature]
2/17/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

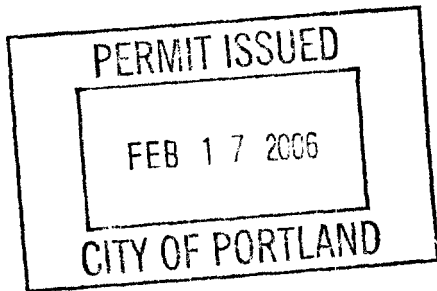
City of Portland, Maine - Building or Use Permit Application

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



Location of Construction: 704 WASHINGTON AVE		Owner Name: BELLUCCI ANTONIETTA G HRS		Permit No.: 060041		Issue Date: FEB 17 2006		CBL: 168 0004001	
Business Name:		Contractor Name:		Owner Address: 704 WASHINGTON AVE		Phone:		Contractor Address: CITY OF PORTLAND	
Lessee/Buyer's Name		Phone:		Permit Type: Change of Use - Dwellings				Zone: R5	
Past Use: single family		Proposed Use: 2 unit residential/ Change of use from single family to two family/ add Kitchen, partitions & upgrade bathroom		Permit Fee: \$150.00		Cost of Work: \$6,000.00		CEO District: 4	
Proposed Project Description: Change of use from 1 unit to 2 unit residential/ add Kitchen, partitions & upgrade bathroom				FIREDEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>N/A</i>		INSPECTION: Use Group <i>R-3</i> Type <i>SB</i> <i>IRC 2003</i> Signature: <i>[Signature]</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: Idobson		Date Applied For: 01/09/2006		Zoning Approval					
		Special Zone or Reviews		Zoning Appeal		Historic Preservation			
		<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"/> or w/conditions Date: <i>1/17/06</i> <i>AK</i>		<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: _____		<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 <i>AK</i> Date: _____			



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			

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.

- NA Footing/Building Location Inspection; Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- 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]
Signature of Applicant/Designee

Date

2/17/06

[Signature]
Signature of Inspections Official

Date

CBL: 168-C-4

Building Permit #: 06-0041

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0041	Date Applied For: 01/09/2006	CBL: 168 C004001
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Location of Construction: 704 WASHINGTON AVE	Owner Name: BELLUCCI ANTONIE'TA G HRS	Owner Address: 704 WASHINGTON AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Tenant/Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: 2 unit residential/ Change of use from single family to two family/ add Kitchen, partitions & upgrade bathroom	Proposed Project Description: Change of use from 1 unit to 2 unit residential/ add Kitchen, partitions & upgrade bathroom
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Comments:

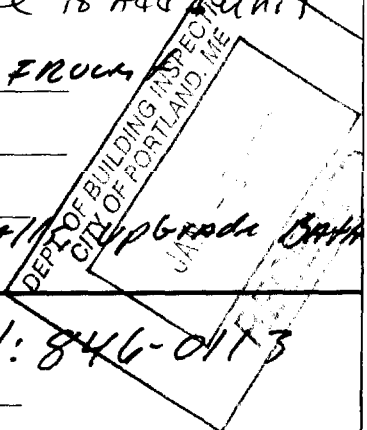
1/10/06-l Dobson: filed site plan exemption 01092006

2/2/06-tmm: left message w/owner - need to discuss firewall and any penetrations

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: <u>704 WASHINGTON AVE</u>		
Total Square Footage of Proposed Structure <u>N/A Dividing existing structure</u>	<u>600 sq ft</u>	Square Footage of Lot <u>9036 SF</u>
Tax Assessor's Chart, Block & Lot Chart# <u>168-C-4</u> Block# _____ Lot# _____	Owner: <u>ANTONIETTA Bellucci</u> <u>704 WASHINGTON AVE</u> <u>HRS</u>	Telephone: <u>846-0113</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>ANDRE Bellucci</u> <u>39 OAKLEY ST</u> <u>PORTLAND ME 04103</u>	Cost Of Work: \$ <u>16,000</u> Fee: \$ <u>75 Build</u> <u>+ 75 per sq ft</u>
Current use: <u>VACANT STORE FRONT</u> <u>Change of use to Add Unit</u>		
If the location is currently vacant, what was prior use: <u>VACANT STORE FRONT</u>		
Approximately how long has it been vacant: <u>15 YEARS</u>		
Proposed use: <u>1 Bed Room Apt</u>		
Project description: <u>Add A kitchen, build partition wall, upgrade Bath</u>		
Contractor's name, address & telephone: <u>ANDRE Bellucci</u> <u>39 OAKLEY ST. PORTLAND ME 04103</u> Tel: <u>846-0113</u>		
Who should we contact when the permit is ready: <u>ANDRE Bellucci</u> <u>39 OAKLEY ST.</u> <u>PORTLAND ME 04103</u> <u>846-0113</u>		
Mailing address: _____		
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: <u>846-0113</u>		



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: <u>Andre P. Bellucci</u>	Date: <u>1-3-06</u>
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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**

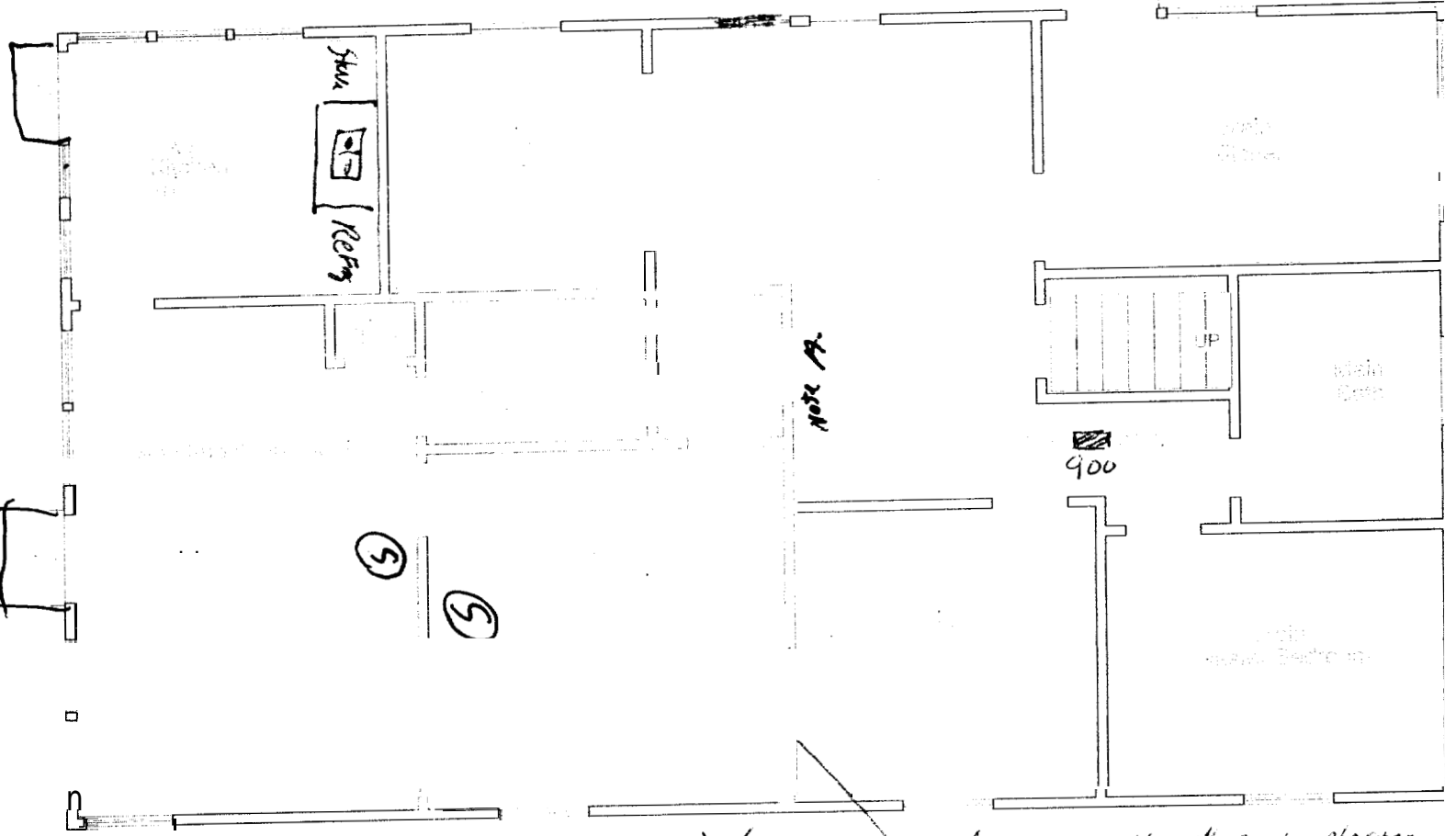
704 WASHINGTON AVE
PURPOSED PROJECT

WE HAVE A VACANT 600 SQ FT STORE LOCATED IN THE FRONT 1/3 OF THIS STRUCTURE, WE WOULD LIKE TO CONVERT THIS AREA TO A 1 BEDROOM UNIT.

THIS AREA IS ALREADY SEPERATE FROM THE REAR UNIT, TO COMPLETE THIS PROJECT WE NEED TO ADD A KITCHEN AND A UPGRADED BATH ROOM, NO STRUCTURAL WALLS WOULD BE AFFECTED, WE WOULD ONLY PARTITION THE FORMER STORE AREA WITH NEW WALLS AS SHOWN ON THE PURPOSED APT. PLAN ATTACHED TO THIS PERMIT APPLICATION.

THANK YOU


TEL: 846-0113



Red line between Apt from Main

Yellow lines are
proposed walls

- 2x4 1/2" Rock

New Egress window
Meets 5.7 SF

1500

Note A. Door in Fill shall be
Insulated and 5/8" rock on
each side and 5/8" rock on
interior new unit wall

old 2x4 wall 1" rock plaster
on each side. 5/8" rock to
be added to new unit

(S) = smoke detector

Know all Men by these Presents,

That I, CLINTON F. ALLEN, of Gray, in the County of Cumberland and State of Maine,

in consideration of one dollar and other valuable considerations

paid by ANTONIETTA G. BELLUCCI, of 39 Oakley Street, Portland, in the County of Cumberland and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Antonietta G. Bellucci,

her heirs and assigns forever.

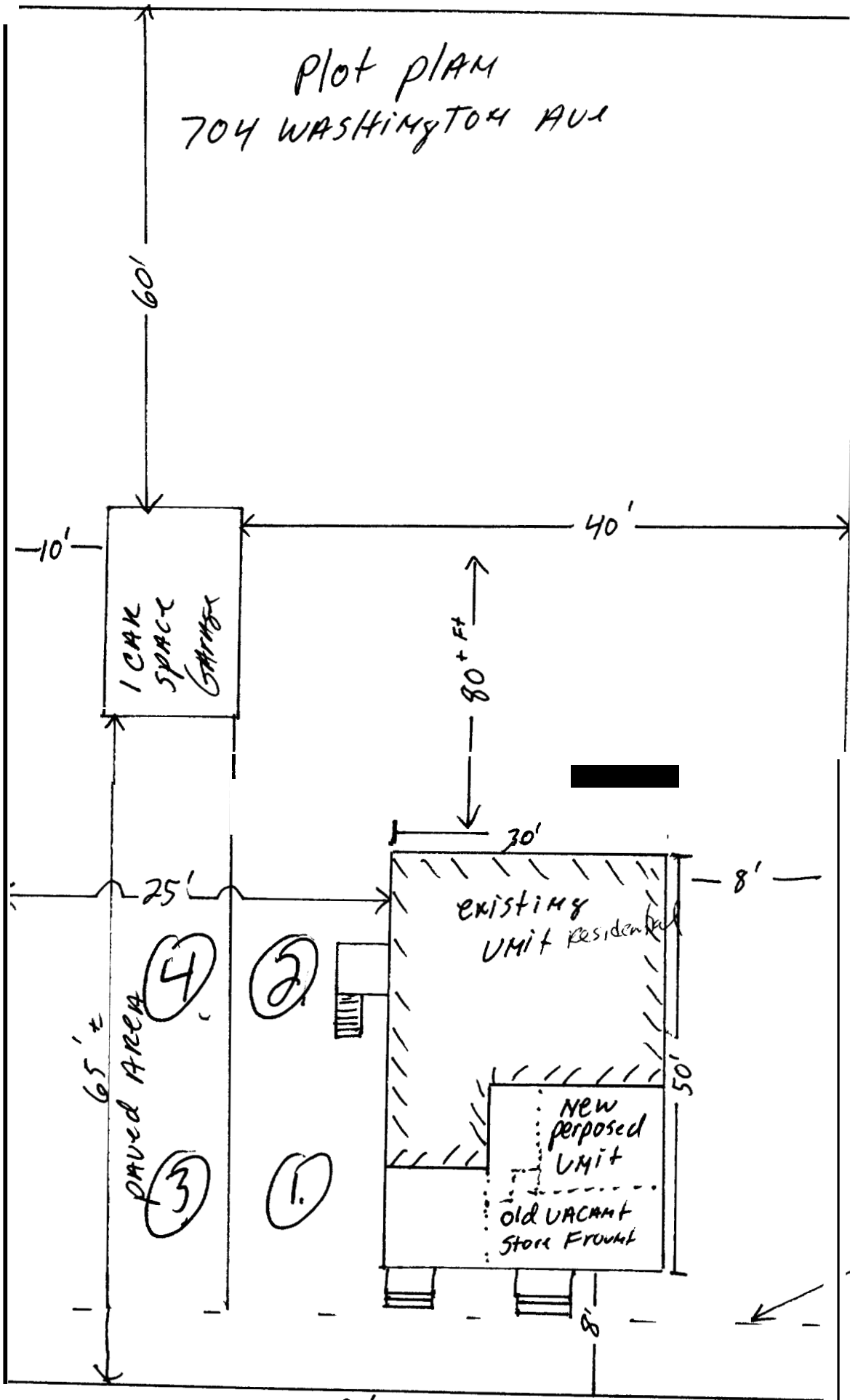
a certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, on the westerly side of Washington Avenue, bounded and described as follows: Beginning on said westerly side of Washington Avenue at the northwesterly corner of land conveyed by Deborah C. Leighton to John N. Ladner by deed dated January 11, 1867 and recorded in Cumberland County Registry of Deeds in Book 343, Page 357; thence running northwesterly by said westerly side of Washington Avenue sixty and twenty-five hundredths (60.25) feet, more or less, to land conveyed by Ezekiel H. Hanson to Hattie L. Lowell and Helen M. Shenault by deed dated December 23, 1902 and recorded in said Registry of Deeds in Book 727, Page 229, said last named lot being now or formerly owned by J. W. McMulkin; thence running southwesterly by said McMulkin lot one hundred twenty-five (125) feet to a point; thence running southeasterly on a line parallel with said westerly line of Washington Avenue sixty and twenty-five hundredths (60.25) feet, more or less, to said Ladner lot; thence running northeasterly by said Ladner lot one hundred twenty-five (125) feet to the point of beginning.

Also a certain lot or parcel of land situated in said City of Portland, bounded and described as follows: Beginning at a point distant one hundred twenty-five (125) feet southwesterly from the westerly side line of Washington Avenue measured along the southeasterly line of the certain lot or parcel of land conveyed by Ezekiel H. Hanson to Gertrude Harris by deed dated December 6, 1921 and recorded in said Registry of Deeds in Book 1091, Page 126, said point being at the termination of said southeasterly line and at the boundary line of land then of Ezekiel H. Hanson; thence from said point of beginning, continuing in its southwesterly direction, said southeasterly line twenty-five (25) feet further to a point one hundred fifty (150) feet southwesterly from said Washington Avenue; thence running northwesterly seventy (70) feet, more or less, along land now or formerly of said Ezekiel H. Hanson to land now or formerly of one Whyley; thence running northeasterly along said Whyley land twenty-five (25) feet to the southwesterly extremity of the northwesterly boundary line of said land conveyed by said Ezekiel H. Hanson to said Gertrude Harris by said deed dated December 6, 1921 so that said northwesterly boundary line of said land is increased in length to one hundred fifty (150) feet; thence running southeasterly along the southwesterly boundary line of said land conveyed by said Ezekiel H. Hanson to said Gertrude Harris by said deed dated December 6, 1921, sixty and twenty-five hundredths (60.25) feet, more or less, to the point of beginning.

Being the same premises conveyed to me by Mattie M. Allen by deed dated February 18, 1959 and recorded in said Registry of Deeds in Book 2459, Page 9.

Plot plan
704 WASHINGTON AVE

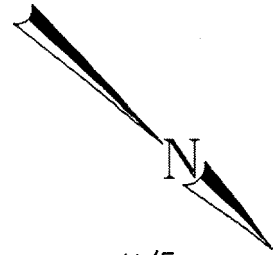
-125-



SETBACK LINE

60'-
street

9.036 per assessors map
 3,000 per du. — 6,000



N/F
 SANYAL
 168-C-17

N/F
 HIGGINS
 168-C-11

N/F
 RODNEY
 168-C-10

1" IPF
 IN CONCRETE
 (BROKEN OFF BAS)

3/4" IPF
 FLUSH

N/F
 POST
 168-C-5

APPARENT
 BOUNDARY LINES

N/F
 SCHOEDER
 168-C-3

GRAVEL
 PARKING

EXISTING
 STRUCTURES

3/4" IPF
 2' A.G.

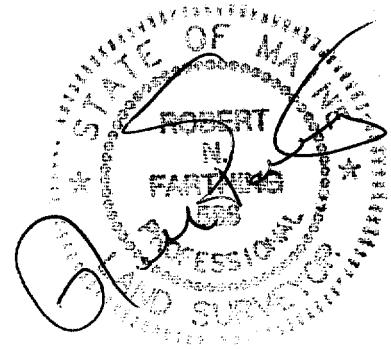
2 parking
 spaces shown.

SIGNAL
 (POSSIBLE IPF)

PAVED DRIVEWAY

60.25' (DEED)
 BIT. SIDEWALK

125.00' (DEED)

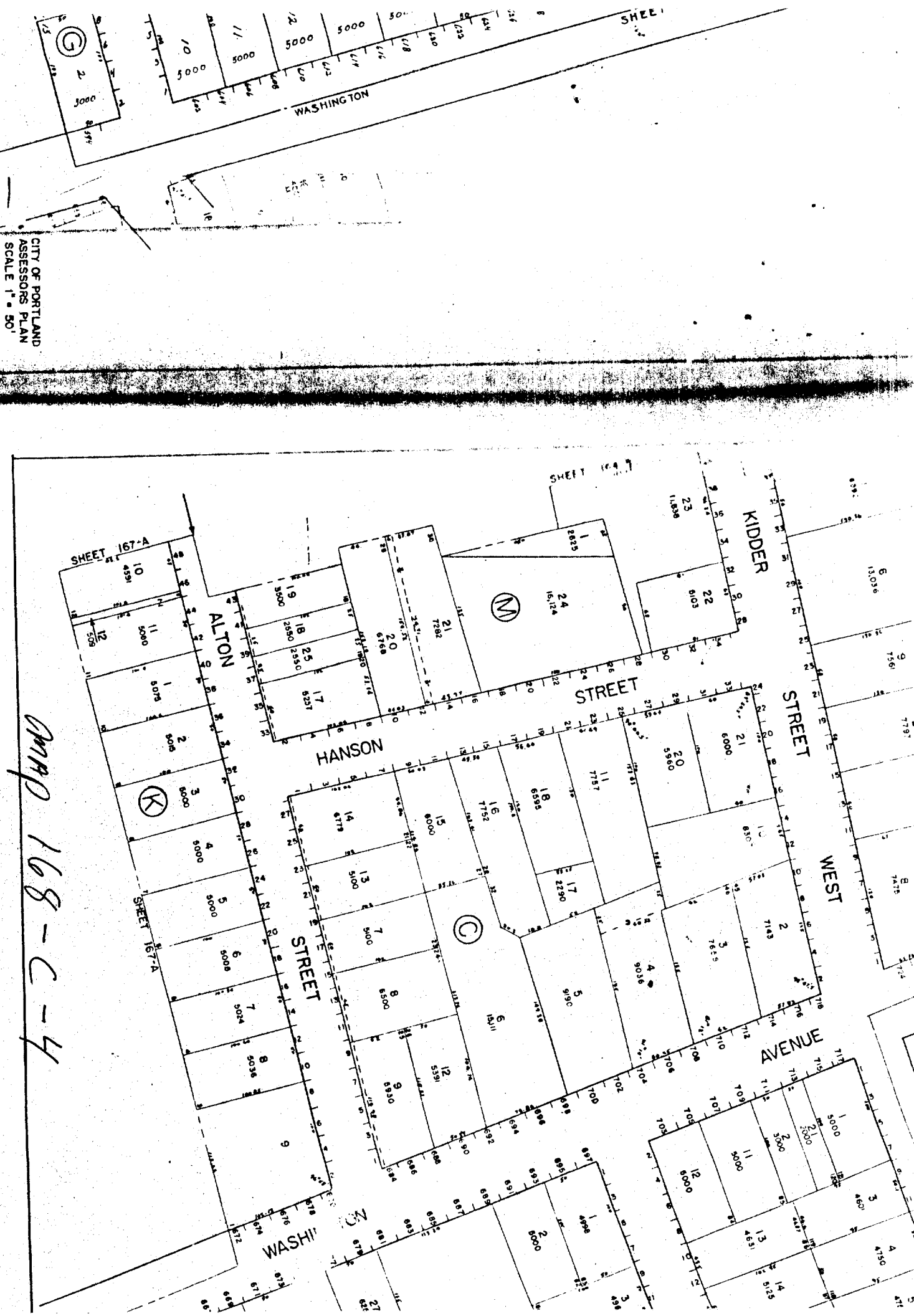


WASHINGTON AVENUE

SURVEY, INC. P.O. BOX 210 WINDHAM, ME 04062 Tel: (207) 892-2556 Fax: (207) 892-2557 SURVEY.INC@VERIZON.NET Professional Land Surveyors	ANTONIETTA BELLUCCI 704 WASHINGTON AVE. PORTLAND, MAINE	EXISTING CONDITIONS 168-C-4
		DATE: FEB. 9, 2005 SCALE: 1" = 100' / 1" = 30'
DRN. JTF	CHK. RNF	

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'

REDRAWN 6-8-67



Handwritten: 168-C-4

City of Portland, Maine
Memorandum

To: Marge Schmuckal, *Zoning* Administrator

From: Mary P. ~~Davis~~, Loan Officer

Subject: Verification of Legal Number of Units

Date: 12/06/2000

C-B-L- Number: 168-C-004

We have received an application for housing assistance for the property located at:

704 Washington Avenue

The applicant's name is: ANNA Bellucci

In completing the application the applicant **has** indicated that the number of units currently in use at this property is 1.

Please verify that **the number** of **units** are legal under **the** current code.

Yes, the number of **units** are legal.

No, the number of units do not coincide with **City** records or the Land **Use** Code. According to City records the legal number of units for this property is _____

The property is a single family dwelling.

Verified By:

Marge Schmuckal

Title:

Zoning Admin

12/7/00

Prmt	Text93	23420	Constr Type	New	Num1	60
Permit Nbr	06-0041	Location of Construction	704	WASHINGTON AVE	Appl. Date	C
Status	Hold	Permit Type	Change of Use - Dwellings		Issue Date	
CBL	168 C004001	District Nbr	4	Estimated Cost	\$6,000.00	Date Closed

Comment Date	Comment	Name	Follow Up Date	Completed
02/02/200	left message w/owner - need to discuss firewall and any penetrations	tmm		
01/10/200	filed site plan exemption 01092006	ldobson		

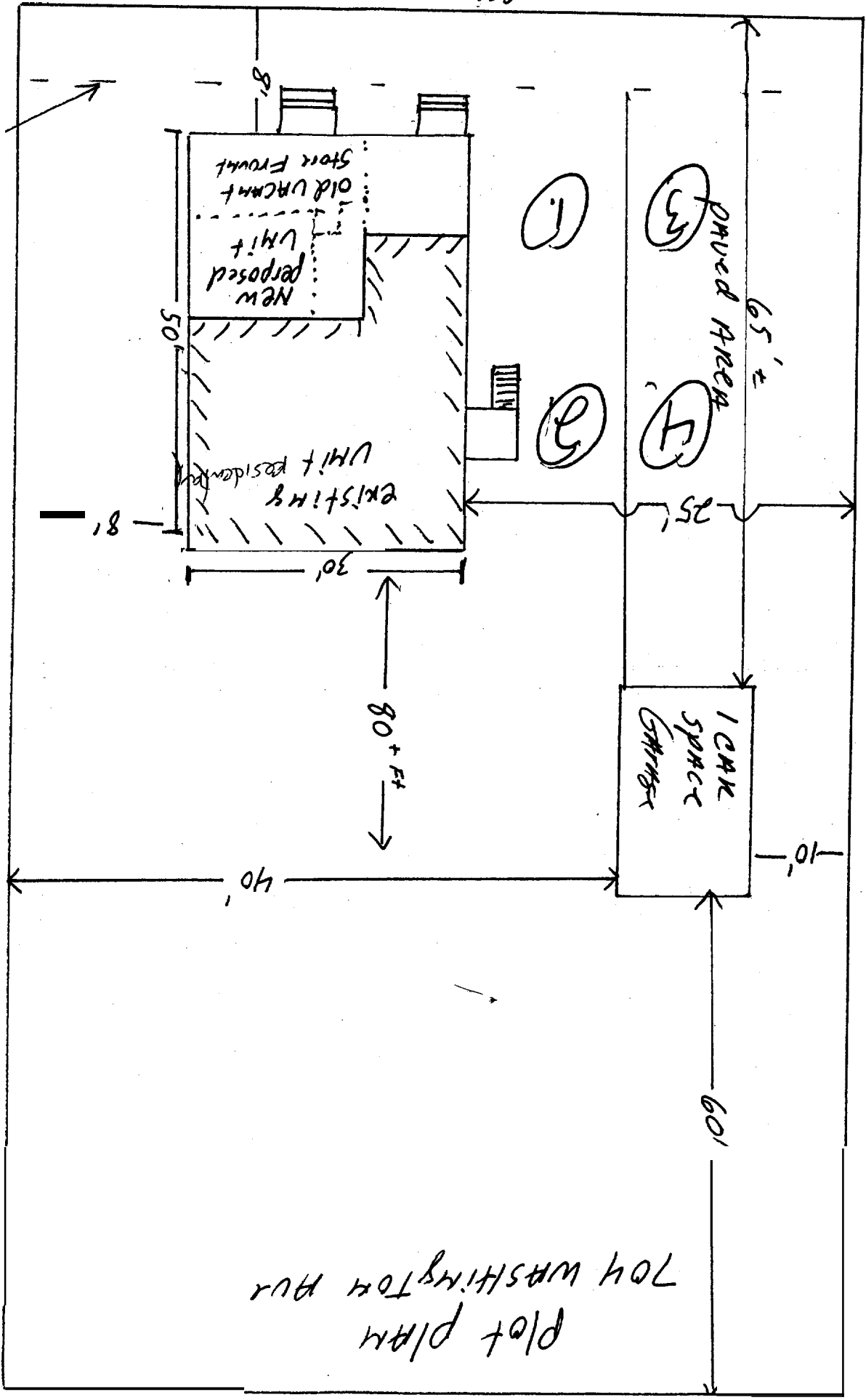
CreatedBy	ldobson	CreateDate	01/09/2006	ModBy	tmm	ModDate	02/02/
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need newspaper
2 jobs
what is on plan
5' - 50'
one pasadeno
igara
51k plan? egg?

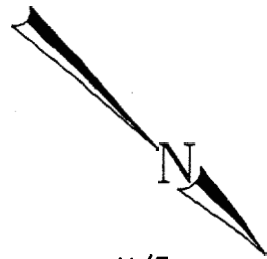
Legal or
2 dv.

FOOTINGS
-09-

SETBACK
LINE



9.036 pr assessors map
 3,000 per du. - 6,000



N/F
 SANYAL
 168-C-17

N/F
 HIGGINS
 168-C-11

N/F
 RODNEY
 168-C-10

1" IPF
 IN CONCRETE
 (BROKEN OFF BASE)

71.38'

3/4" IPF
 FLUSH

N/F
 POST
 168-C-5

APPARENT
 BOUNDARY LINES

N/F
 SCHOEDER
 168-C-3

GRAVEL
 PARKING

151.41'

EXISTING
 STRUCTURES

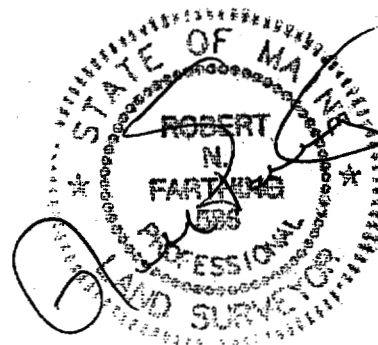
3/4" IPF
 2' A.G.

a parking
 spaces shown.

SIGNAL
 (POSSIBLE IPF)

GRAVEL DRIVEWAY

125.00' (DEED)



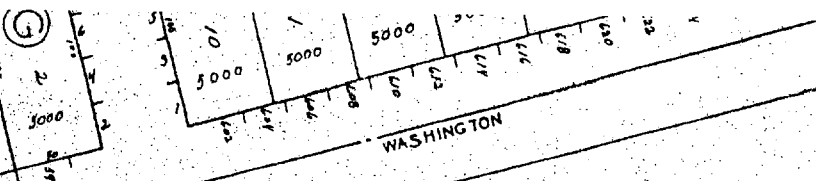
60.25' (DEED)

BIT. SIDEWALK

WASHINGTON AVENUE

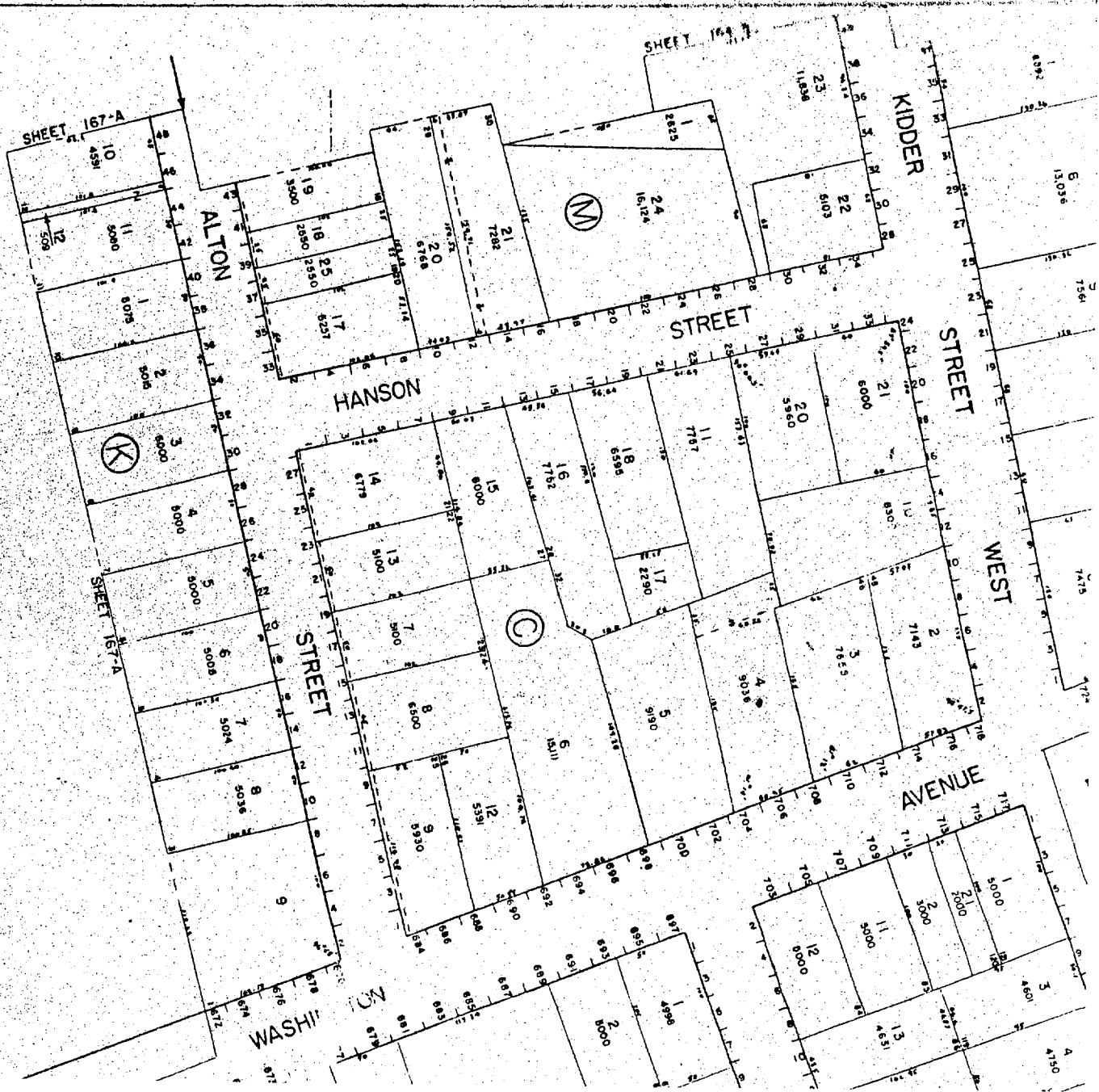
HIS EXHIBIT, DOES NOT REPRESENT A MONUMENTED SURVEY.
 IS INTENDED ONLY TO DEPICT THE INFORMATION REQUESTED BY OUR CLIENT.

SURVEY, INC. P.O. BOX 210 WINDHAM, ME 04062 Tel: (207) 892-2556 Fax: (207) 892-2557 SURVEY.INCOVERIZON.NET Professional Land Surveyors	ANTONIETTA BELLUCCI 704 WASHINGTON AVE. PORTLAND, MAINE	EXISTING CONDITIONS 168-C-4
		DATE: FEB. 9, 2005 SCALE: 1"=100' 1"=30'
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CITY OF PORTLAND
 ASSESSORS PLAN
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 REDRAWN 6-8-67

Comp 168-C-4



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Memorandum

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Subject: Verification of Legal Number of Units

Date: 12/06/2000

C-B-L- Number: 168-C-004

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704 Washington Avenue

The applicant's name is: ANNA Bellucci

In completing the application the applicant has indicated that the number of Units currently in use at this property is 1.

Please verify that the number of units are legal under the current code.

Yes, the number of units are legal.

No, the number of units do not coincide with City records or the Land Use Code. According to City records the legal number of units for this property is _____

The property is a single family dwelling.

Verified By:

Marge Schmuckal

Title:

Zoning Admin

12/7/00

Know all Men by these Presents

That I, CLINTON F. ALLEN, of Gray, in the County of Cumberland and State of Maine,

in consideration of one dollar and other valuable considerations

paid by ANTONIETTA G. BELLUCCI, of 39 Oakley Street, Portland, in the County of Cumberland and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby

give, grant, bargain, sell and convey, unto the said Antonietta G. Bellucci,

her heirs and assigns forever,

a certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, on the westerly side of Washington Avenue, bounded and described as follows: Beginning on said westerly side of Washington Avenue at the northwesterly corner of land conveyed by Deborah C. Leighton to John N. Ladner by deed dated January 11, 1867 and recorded in Cumberland County Registry of Deeds in Book 343, Page 357; thence running northwesterly by said westerly side of Washington Avenue sixty and twenty-five hundredths (60.25) feet, more or less, to land conveyed by Ezekiel H. Hanson to Hattie L. Lowell and Helen M. Shenault by deed dated December 23, 1902 and recorded in said Registry of Deeds in Book 727, Page 229, said last named lot being now or formerly owned by J. W. McMulkin; thence running southwesterly by said McMulkin lot one hundred twenty-five (125) feet to a point; thence running southeasterly on a line parallel with said westerly line of Washington Avenue sixty and twenty-five hundredths (60.25) feet, more or less, to said Ladner lot; thence running northeasterly by said Ladner lot one hundred twenty-five (125) feet to the point of beginning.

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Being the same premises conveyed to me by Mattie M. Allen by deed dated February 18, 1959 and recorded in said Registry of Deeds in Book 2459, Page 9.

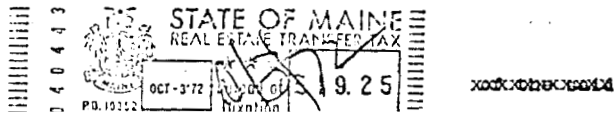
To have and to hold the aforegranted and bargained premises 27
with all the privileges and appurtenances thereof to the said
Antonietta C. Bellucci, her

heirs and assigns, to her and their use and behoof forever.

And I do COVENANT with the said Grantee, her heirs
and assigns, that I am lawfully seized in fee of the premises
that they are free of all encumbrances:

that I have good right to sell and convey the same to the said
Grantee to hold as aforesaid; and that I and my heirs shall
and will WARRANT and DEFEND the same to the said Grantee, her
heirs and assigns forever, against the lawful claims and demands
of all persons.

In Witness Whereof, I, the said Clinton F. Allen,
the said Grantor, and I, Marion K. Allen, wife of the said Clinton
F. Allen,



Joining in this deed as Grantor, and relinquishing and conveying
my rights by donoont and all other rights in the above described
premises, have herunto set our hands and seals this third
day of October in the year of our Lord one thousand nine
hundred and seventy-two.

Signed, Sealed and Delivered
in presence of

Thomas H. Jones
Notary

Clinton F. Allen

Marion K. Allen

State of Maine,
Cumberland,

} ss.

October 3,

1972

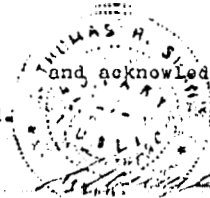
Personally appeared the above named

Clinton F. Allen

and acknowledged the above

instrument to be his free act and deed.

Before me,



Thomas H. Jones
Notary Public.

OCT 3 1972
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Recorded at 8:26 P.M. and recorded in
BOOK 3306 PAGE 26

Register