

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

DEPARTMENT OF BUILDING INSPECTION

## PERMIT

Please Read Application And Notes, If Any, Attached

**PERMIT ISSUED**  
Permit Number: 050729  
**JUN 17 2005**  
**CITY OF PORTLAND**

This is to certify that Ciccomancini Adriano & /CA / Gil M  
has permission to create handicap Family unit  
AT 42 Grafton St 169 E013001

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 when permission procured before this building or part thereof is altered or closed-in.  
**FOUR HOUR 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

*Jamie Burke 6/16/05*  
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

Permit No: 05-072	Issued: <b>PERMIT ISSUED</b>	169 E013001
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<b>Location of Construction:</b> 42 Grafton St	<b>Owner Name:</b> Cicomancini Adriano &	<b>Owner Address:</b> 42 Grafton St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> CASA / Gil Moreno	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Dwellings	<b>Zone:</b> R5

**CITY OF PORTLAND**

<b>Past Use:</b> Single Family Home	<b>Proposed Use:</b> Single Family Home / create handicap Family unit	<b>Permit Fee:</b> \$105.00	<b>Cost of Work:</b> \$105.00	<b>CEO District:</b> 4
<b>Proposed Project Description:</b> create handicap Family unit		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R3 Type: SB	
		Signature:	Signature: JMB 6/16/05	
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
		Signature:	Date:	

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 06/09/2005	<b>Zoning Approval</b>		
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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><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</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><input type="checkbox"/> Denied</p> <p>Date: <i>6/16/05</i></p>	<p><b>Zoning Appeal</b></p> <p><input 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: <i>6/16/05</i></p>	<p><b>Historic Preservation</b></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: <i>[Signature]</i></p>
	<p><i>OK - no additional</i> <i>kitchens to be added</i></p> <p><i>[Signature]</i> 6/16/05</p>		

**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 Application**

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

Permit No: 05-0729	Issued On: <b>PERMIT ISSUED</b>	169 E013001
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Location of Construction: 42 Grafton St	Owner Name: Cicomancini Adriano &	Owner Address: 42 Grafton St	Phone: 169 E013001
Business Name:	Contractor Name: CASA / Gil Moreno	Contractor Address: Portland	Phone: CITY OF PORTLAND
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R5
Past Use: Single Family Home	Proposed Use: Single Family Home / create handicap Family unit	Permit Fee: \$105.00	Cost of Work \$105.00
			CEO District: 4
Proposed Project Description: create handicap Family unit		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type: SB
		Signature:	Signature: JMB 6/16/05
		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: 06/09/2005	<b>Zoning Approval</b>
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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</p> <p><input type="checkbox"/> Wetland</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"/> Denied</p> <p>Date: 6/16/05</p>	<p>Zoning Appeal</p> <p><input 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>Date: 6/16/05</p>	<p><b>Historic Preservation</b></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: 6/16/05</p>
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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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

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

Permit No: 05-0729	Issued <b>PERMIT ISSUED</b>	169 E013001
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<b>Location of Construction:</b> 42 Grafton St	<b>Owner Name:</b> Cicomancini Adriano &	<b>Owner Address:</b> 42 Grafton St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> CASA/ Gil Moreno	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b>	<b>Zone:</b> R5

**JUN 17 2005**  
**CITY OF PORTLAND**

<b>Past Use:</b> Single Family Home	<b>Proposed Use:</b> Single Family Home / create handicap Family unit	<b>Permit Fee:</b> \$105.00	<b>Cost of Work:</b> \$105.00	<b>CEO District:</b> 4
<b>Proposed Project Description:</b> create handicap Family unit		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R3 Type: SB	
		Signature	Signature: JMB 6/16/05	
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

<b>Permit Taken By:</b> ldobson	<b>Date Applied For:</b> 06/09/2005	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/> Denied Date: 6/11/05	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved Date:	<b>Historic Preservation</b> <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:
	OK - NO addition of kitchen to be added S 6/11/05		

**CERTIFICATION**

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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

20

Received from \_\_\_\_\_

Location of Work \_\_\_\_\_

cost of Construction \$ \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_

Building (E) \_\_\_\_\_ Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: \_\_\_\_\_

Check #: \_\_\_\_\_ Total Collected \$ \_\_\_\_\_

**THIS IS NOT A PERMIT**

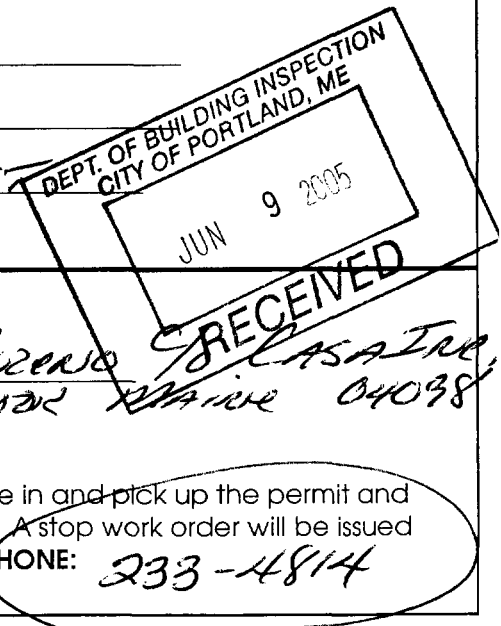
No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

# 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.

<i>42 GRAFTON STREET</i>		
Total Square Footage of Proposed Structure <i>2100 sq/ft</i>	Square Footage of Lot <i>0.800 Acres</i>	
Tax Assessor's Chart, Block & Lot Chart# <i>169</i> Block# <i>E</i> Lot# <i>13-16</i>	Owner: <i>Adriano Ciccomanni</i>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <i>CASA INC. PO BOX 741 WARREN PORTLAND ME 04103</i>	Cost Of Work: \$ <i>0</i> Fee: \$ <i>105.00</i>
Current use: <u><i>Single Family Residence</i></u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u><i>Handicapped Family Unit</i></u>		
Project description:		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u><i>Gil Moreno</i></u>		
Mailing address: <u><i>P.O. Box 150 WESTBROOK MAINE 04098</i></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: <u><i>233-4814</i></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: *[Signature]* Date: *6/7/05*

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 4<sup>th</sup> floor of City Hall



741 Warren Avenue  
Portland, ME 04103  
(207) 879-6165 Fax: (207) 879-7466

Mailing Address:  
P.O. Box 150  
Westbrook, ME 04098-0150

To: Marge Schmuckal  
City of Portland  
Planning and development Dept.  
389 Congress Street Portland, Maine 04101

June 6<sup>th</sup>, 2005

From: Gil Moreno  
Casa Incorporated  
741 Warren Avenue  
Portland, Maine 04101

Dear Marge,

On behalf of Casa Incorporated and its Board of Directors I would like to thank your recent time and assistance. Casa is in the process of development and licensure of a children's foster home that is to be located at 42 Grafton Street in Portland. Casa has been working very diligently with various local and state agencies to develop the residential home. It is our understanding at this time as part of the licensing process the home requires an occupancy permit or a change of use to a "Handicapped Family Unit". Casa is submitting along with the permit application and fee a brief detail of the program.

#### Program description

The program will be designed and licensed by the Department of Health and Human Services DHHS to serve 3 children ages 8-18. The children may have various disabilities but the primary diagnosis will be Autism and mild mental retardation. The program will be an ABA based program and staffed 24 hours a day, seven days a week. The consumers will be involved in the community, attend public school and maintain contact with their families. All consumers will have comprehensive Person Centered Plans to help maintain their health and safety goal while at the residence. The staff will be highly trained and supervised in accordance with DHHS licensing. There is a staff office on the premise will be a small room on the second floor. There are no physical plans to modify the existing environment. The house has passed a state fire marshal inspection as a single family dwelling unit.

If you have any questions, or you require further clarification, please feel free to contact me at 879-6165. Thank you.

Sincerely,

Gil Moreno  
&sa Inc.


# 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>42 GRANTON STREET</u>		
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Tax Assessor's Chart, Block & Lot Chart# <u>169</u> Block# <u>E</u> Lot# <u>13-16</u>	Owner: <u>ADRIANO CIECOMANCINI</u>	Telephone:
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>CASA INC.</u> <u>P.O. Box 741 WASTBROOK</u> <u>PORTLAND ME 04103</u>	Cost Of Work: \$ <u>0</u> Fee: \$
Current use: <u>SINGLE Family Residence</u>		
If the location is currently vacant, what was prior use: _____		
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Signature of applicant:  Date: 6/7/05

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If you are in a Historic District you may be subject to additional permitting and fees with the  
Planning Department on the 4<sup>th</sup> floor of City Hall**





741 Warren Avenue  
Portland, ME 04103  
(207) 879-6165 Fax: (207) 879-7466

Mailing Address:  
P.O. Box 150  
Westbrook, ME 04098-0150

To: Marge Schmuckal  
City of Portland  
Planning and development Dept.  
389 Congress Street Portland, Maine 04101

June 6<sup>th</sup>. 2005

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Casa Incorporated  
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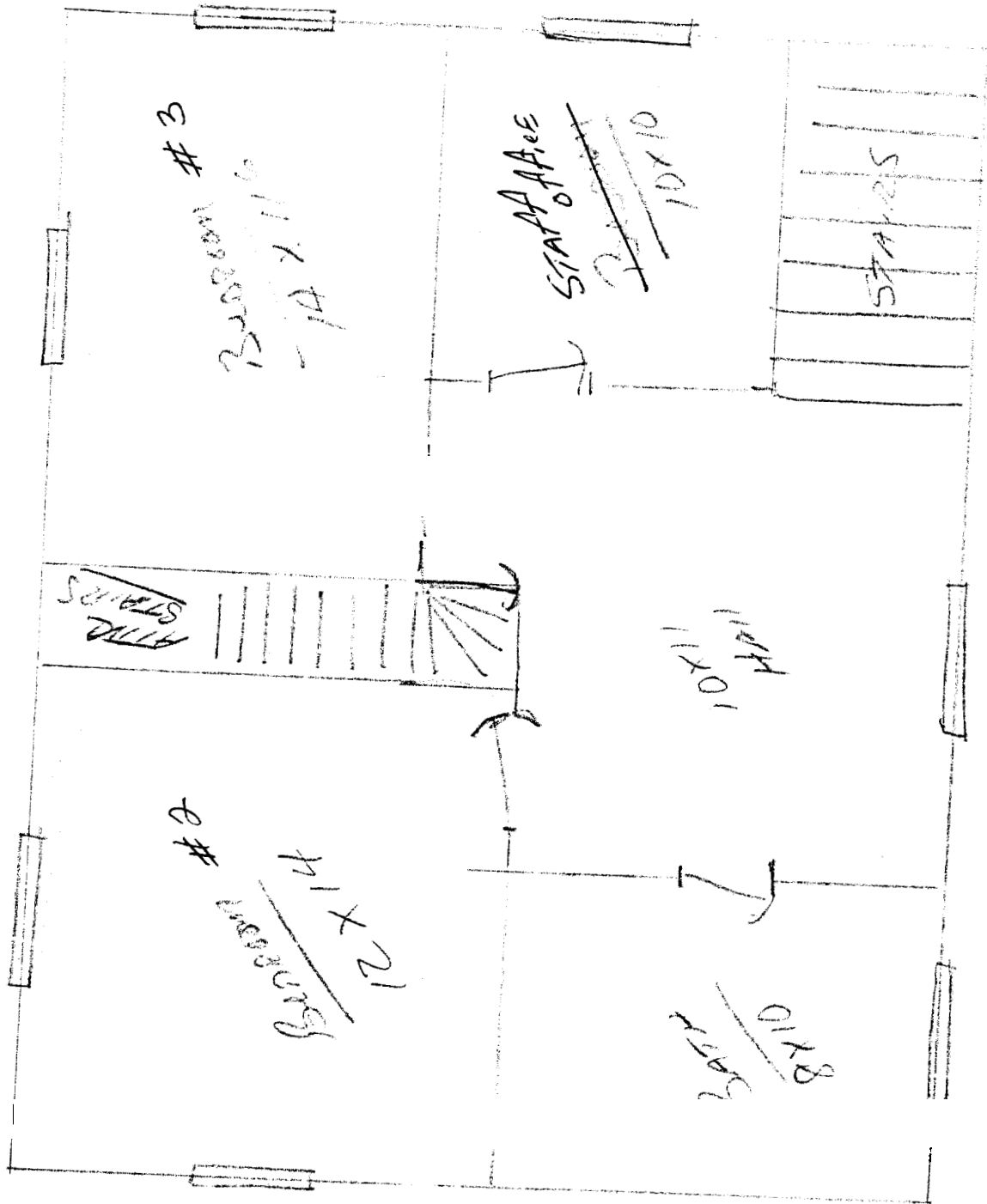
If you have any questions, or you require further clarification, please feel free to contact me at 879-6165. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Gil Moreno".

Gil Moreno  
Casa Inc.





2nd  
Floor

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

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

<b>Permit No:</b> 05-0729	<b>Date Applied For:</b> 06/09/2005	<b>CBL:</b> 169 E013001
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<b>Location of Construction:</b> 42 Grafton St	<b>Owner Name:</b> Cicomancini Adriano &	<b>Owner Address:</b> 42 Grafton St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> CASA / Gil Moreno	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Dwellings	

<b>Proposed Use:</b> Single Family Home / create handicap Family unit	<b>Proposed Project Description:</b> create handicap Family unit
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/16/2005

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

1) No additional kitchen facilities are to be added with in the structure.

**Dept:** Building      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/16/2005

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

1) Separate permits are required for any electrical, plumbing, or heating.

2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

**Dept:** Fire      **Status:**      **Reviewer:**      **Approval Date:**

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

**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.

- N/A Footing/Building Location Inspection: Prior to pouring concrete
- N/A Re-Bar Schedule Inspection: Prior to pouring concrete
- N/A Foundation Inspection: Prior to placing ANY backfill
- N/A Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- CO 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.**

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

<u>[Signature]</u> Signature of Applicant/Designee	<u>6/17/05</u> Date
<u>[Signature]</u> Signature of Inspections Official	<u>6/17/05</u> Date
CBL: <u>1-9 FOB</u>	Building Permit #: <u>05 0729</u>