

Permit No: **960955**

Location of Construction: 26 Dorset Street Owner: Sandra I. Gloro Phone: 773-9037/874-3382

Owner Address: 26 Dorset Street Leasee/Buyer's Name: Sandra I. Gloro Phone: 773-9037/874-3382 Business Name:

Contractor Name:  Address:  Phone:

Past Use: 2 family dwelling Proposed Use: single family dwelling w/ home occupation

PERMIT FEE: \$ 75.00 FIRE DEPT.  Approved  Denied

INSPECTION: Use Group: 7-3 2/25/96 Type: 7-3 2/25/96 Signature:

Proposed Project Description: Change of Use PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)  Approved  Approved with Conditions  Denied

Permit Taken By: Vicki Dover Date Applied For: 9/20/96 Signature:  Date:

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..

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 Sandra I. Gloro ADDRESS: 26 Dorset Street, Portland 04102 DATE: 9/20/96 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED  
Permit Issued: **SEP 30 1996**  
CITY OF PORTLAND

Zone: A-3 CBL: 724  
Zoning Approval: 724

- Special Zone or Reviews:
- Shoreland
  - Wetland
  - Flood Zone
  - Subdivision
  - Site Plan  major  minor  mm

- 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: 9/20/96

CEO DISTRICT #2

WITH REQUIREMENTS



LAND USE - ZONING REPORT

ADDRESS: 28 Dorset Street DATE: 9/24/96

REASON FOR PERMIT: change of use from 2-family to 1-family with a home

BUILDING OWNER: Sandra I. Gioro C-B-L: occupation for professional-  
Counseling & consulting services

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: \_\_\_\_\_

#1, #7, #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 \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage, and shall meet the restrictions of the home occupation guidelines.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition with this change of use the legal nonconforming 2nd unit is eliminated and will not be able to be automatically restored without meeting the current guidelines of zoning.

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

9-20-96

Regarding the property at 28 Dorset Street  
and the question of Home occupation:

Sec. 14-410

(1) a. Floor area approximately 120 sq. ft. (house  
is about 1,200 sq. ft.).

b. No outside storage / display of goods.

c. NA

d. Siju will comply with the law

e. NA

f. Adequate parking in existing driveway

g. NA

h. NA

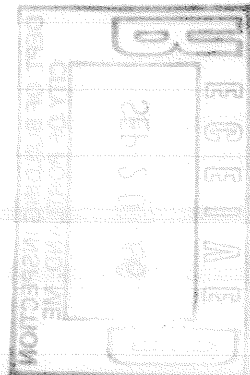
i. NA

j. NA

(2) v. Professional counseling and consulting services

(3) NA

Sandra I. Gioia



P-20-2

Regarding the property of St. James Street  
and the question of those occupations:  
See 14-110

(1) a. Floor area approximately 120 sq. ft. Clear  
is about 100 sq. ft.  
b. No outside storage (display of goods)

c. NA

d. Sign will comply with the law

e. NA

f. No separate parking in existing driveway

g. NA

h. NA

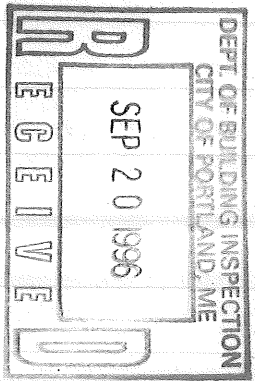
i. NA

j. NA

(2) v. Professional counseling and consulting services

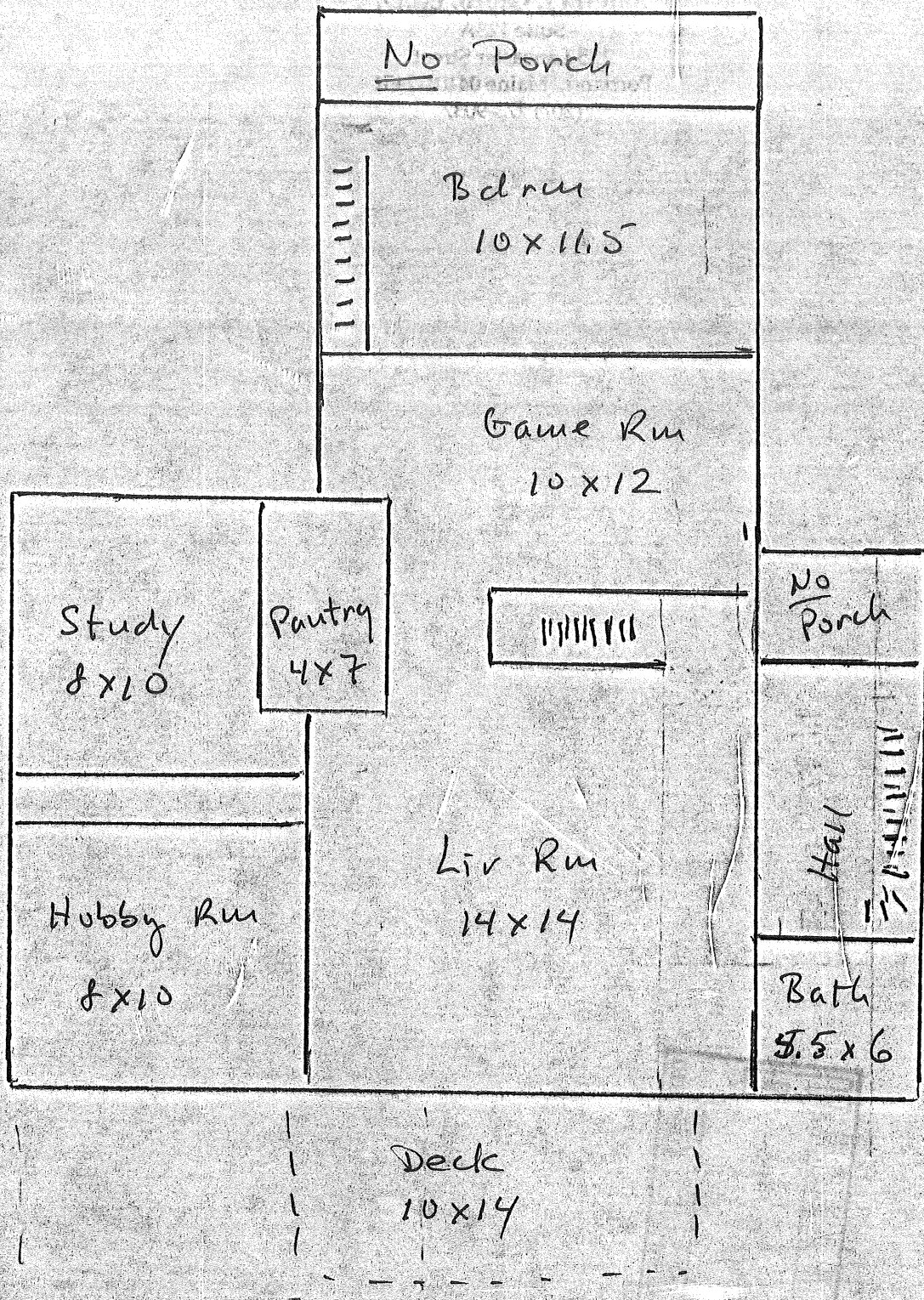
(3) NA

James J. Goss





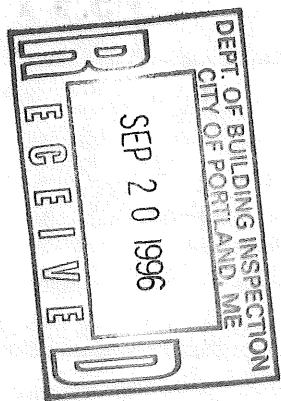
Street / 28 Dorset



Second floor

Sandra J. GORDO

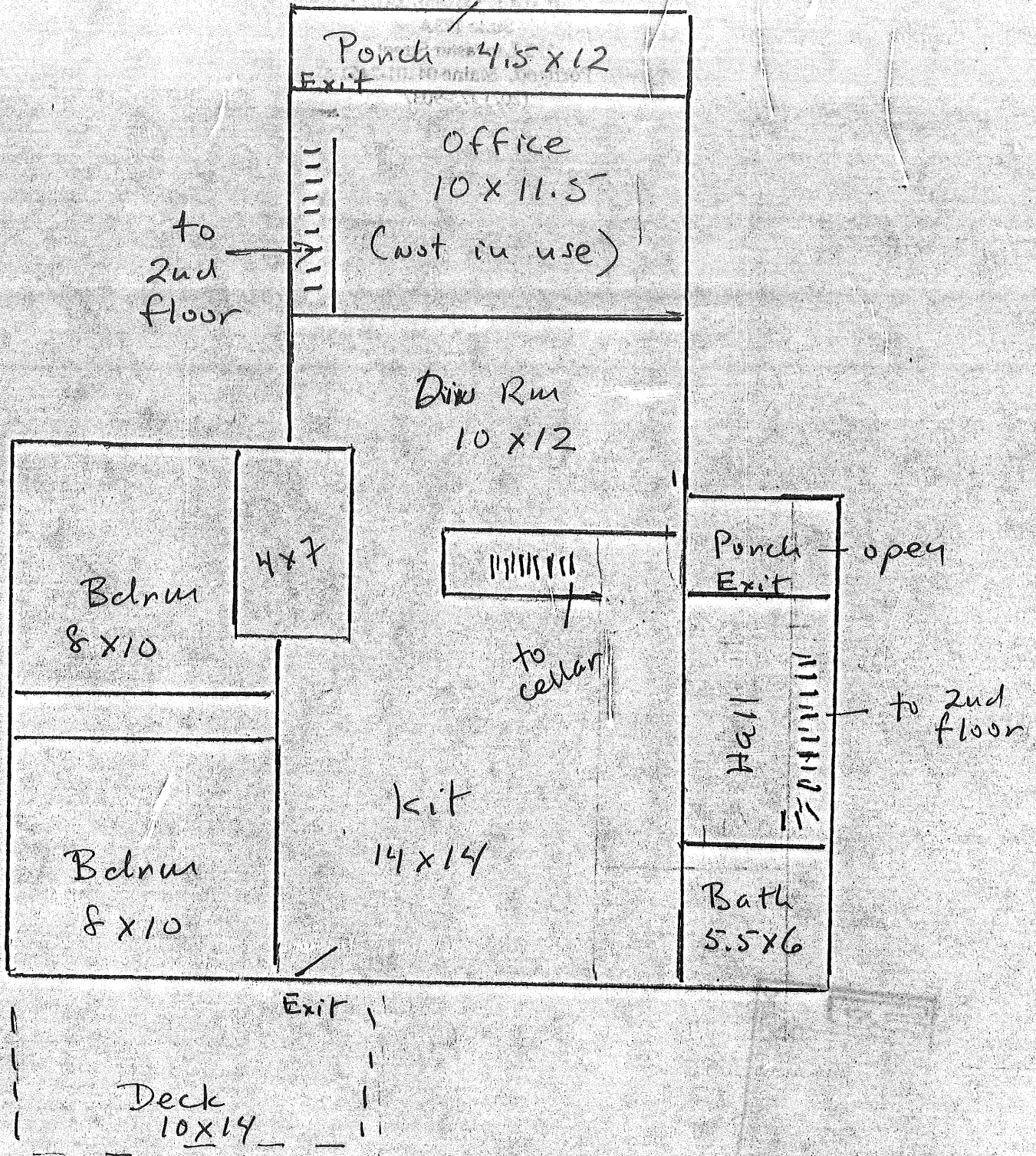
Attic is insulated, unfurnished





Street / 28 Donset

enclosed



First floor

Sandra J. Giordano



Cellar is unfinished - a wet mess

