

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

### BUILDING INSPECTION PERMIT

Permit Number: 050779

This is to certify that WOLF JAMES M /Jim Lombardohas permission to Single Family Home/ Build a 28' x 46' home w/ 3 car garageAT 0 ALDWORTH ST CBL 309 D041001

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 written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 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

Director - Building &amp; 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: 05-0779	Issue Date:	CBL: 309 D041001
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Location of Construction: 0 ALD WORTH ST	Owner Name: WOLF JAMES M	Owner Address: P O BOX 10127	Phone:
Business Name:	Contractor Name: Jim Lombardo	Contractor Address: 69 Milton St Portland	Phone: 2073295484
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: <b>R-3</b>

Past Use: Vacant Land	Proposed Use: Single Family Home/ Build a 28' x 46' home w/ 3 car garage	Permit Fee: \$996.00	Cost of Work: \$100,000.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: _____ Type: _____	

Proposed Project Description: Single Family Home/ Build a 28' x 46' home w/ 3 car garage		Signature:	Signature:
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: 06/14/2005	<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 <b>NA</b></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <b>panel 6 zone x</b></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <b>2005-0127</b></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p>Date:</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:</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:</p>
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**DENIED**

**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**

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

Permit No: 05-0779	Date Applied For: 06/14/2005	CBL: 309 D041001
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Location of Construction: 84 ALDWORTH ST	Owner Name: WOLF JAMES M	Owner Address: P O BOX 10127	Phone:
Business Name:	Contractor Name: Jim Lombardo	Contractor Address: 69 Milton St Portland	Phone (207) 329-5484
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home/ Build a 28' x 46' home w/ 2 car garage	Proposed Project Description: Single Family Home/ Build a 28' x 46' home w/ 2 car garage
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<b>Dept:</b> Zoning	<b>Status:</b> Denied	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b>
<b>Note:</b> 7/12/05 On hold - need info about 1st floor use & need scaled elevations - He will get me the info I need - in marge's area 7/13/05 received fax from Jim L. - & what the scale was on the plans 7/15/05 I received information from Jay R. That he received from public works - there is a question on the status of the "street" in front of the lot - it may not be a street - Public works and Penny will review			
<b>Dept:</b> Building	<b>Status:</b> Pending	<b>Reviewer:</b>	<b>Approval Date:</b>
<b>Note:</b>			
			<b>Ok to Issue:</b> <input type="checkbox"/>

**Comments:**  
8/1/2005-gg: new address is 84 Aldworth St. //gg

*make copies for Penny*

ATTN: MARGE

JOB: ALOWORTH ST HOUSE

FROM: JIM LOMBARDO - 329-5484 - C  
797-2929 - F

IN REGARDS TO THE CITY'S  
CONCERNS ABOUT TWO ROOMS ON  
THE FIRST FLOOR OF MY HOUSE  
TO BE BUILT ON ALOWORTH STREET.  
THE ROOM WITH A DESK AND  
THE ROOM CALLED A SHOP WILL NOT  
BE USED FOR COMMERCIAL, BOTH  
SPACES ARE RESIDENTIAL USE.

THANK YOU

*James J. Lombardo*

7-12-05





**From:** Jay Reynolds  
**To:** Marge Schmuckal  
**Date:** 9/7/2006 3:21:04 PM  
**Subject:** Re: Aldworth Street

Aldworth Extension Subdivision

Jay Reynolds  
Development Review Coordinator  
City of Portland Planning Division  
(207) 874-8632  
jayjr@portlandmaine.gov

>>> Marge Schmuckal 09/07/2006 10:48:07 AM >>>

Jay,

Can you let me know what the name of Jim Wolf's subdivision ownership from 1988 was under that affects this lot? I am trying to refer to it in my letter.

Marge

Applicant: Jim Wolf for Jim Lombardo <sup>called 7/12/05 on who I need</sup> Date: 7/11/05  
 Address: 82-90 Aldworth St C-B-L: 309-D-041

CHECK-LIST AGAINST ZONING ORDINANCE

Date - VACANT LOT permit # 05-0779

Zone Location - R-3

Interior or corner lot - end of Aldworth 28' x 60' with garage

Proposed Use/Work - to construct new single family home with 3 car garage

Sewage Disposal - City

Lot Street Frontage - 50' min - 100' shown

Front Yard - 25' min - 26.5' scaled

Rear Yard - 25' min - 33' from deck to rear property line

Side Yard - 2 story - 14' min - 15' @ 25' shown

Projections - rear deck 12' x 12' - rear dog house 5' x 5'

Width of Lot - 65' min - 100' shown

Height - 35' - 31.5' scaled

Lot Area - 6,500 sq ft min - 10,000 sq ft given at 3,500 sq ft max

Lot Coverage Impervious Surface - 35%

Area per Family - 6,500 sq ft

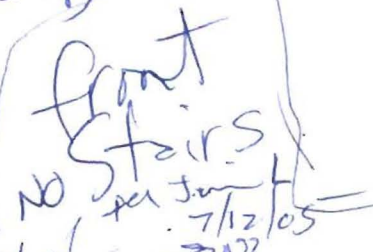
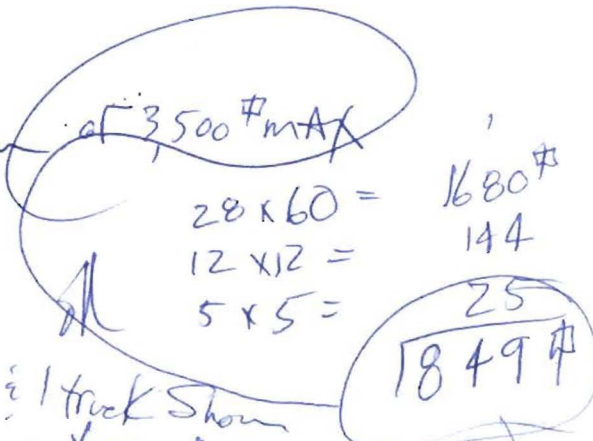
Off-street Parking - 2 pkg spaces req - 1 car & 1 truck shown

Loading Bays - N/A

Site Plan - minor/minor # 2005-0127

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - PANEL 6 - Zone X



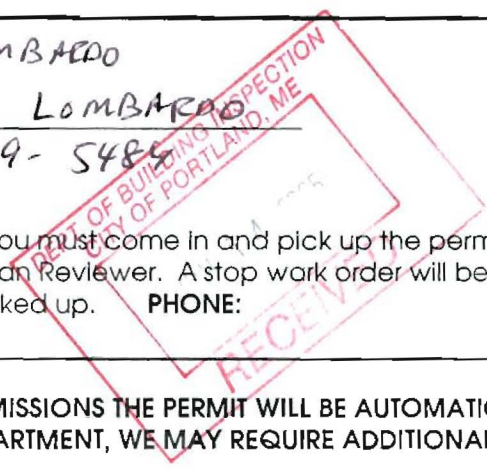
Bldg plans not to scale  
 7/12/05 is 1/8" scale per J.L.

This is a 14-403 Street  
 what is the depth & chop on the level  
 will there be front stairs  
 need scaled Bldg plans 5/11/05

# 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>ALD WORTH ST.</u>		
Total Square Footage of Proposed Structure <del>5200</del> <u>1680</u>	Square Footage of Lot <u>10,000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>309</u> Block# <u>0</u> Lot# <u>41</u>	Owner: <u>JIM LOMBARDO</u>	Telephone: <u>329-5484</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>JIM LOMBARDO</u> <u>69 MILTON ST.</u> <u>PORT. ME.</u>	Cost Of Work: \$ <u>100,000</u> Fee: \$ <u>1296<sup>00</sup></u>
Current use: <u>VACANT LOT</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: <u>40 YRS</u>		
Proposed use: <u>CONSTRUCT NEW 28x46 HOME w/3 car garage -</u>		
Project description:		
Contractor's name, address & telephone: <u>JIM LOMBARDO</u>		
Who should we contact when the permit is ready: <u>JIM LOMBARDO</u>		
Mailing address: <u>329-5484</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. <b>PHONE:</b>		



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

**From:** Marge Schmuckal  
**To:** Jay Reynolds  
**Date:** 9/7/2006 10:48:07 AM  
**Subject:** Aldworth Street

Jay,

Can you let me know what the name of Jim Wolf's subdivision ownership from 1988 was under that affects this lot? I am trying to refer to it in my letter.

Marge





# PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life <sup>®</sup> [www.portlandmaine.gov](http://www.portlandmaine.gov)

Planning and Development Department  
Lee D. Urban, Director

Planning Division  
Alexander Jaegerman, Director

Mr. James Lombardo  
69 Milton Street  
Portland, ME 04103

July 21, 2005

309-D-11  
050779

Dear Mr. Lombardo:

RE: Application for Single Family House, Aldworth Street, ID # 2005-0127,

This letter is a follow up to some of the ~~submittals~~ <sup>of the submittals</sup> received by the City.

There are two main issues that prohibit the approval of this application.

- a. Road Frontage. It appears that a 50'x100' area of land may be owned in fee by others. There have been questions/requests circulating about obtaining this parcel in order to extend Aldworth Street, then offer it to the City for acceptance. This would allow this application to proceed, provided that item b. is also resolved.
- b. Reserve strip: It appears that the original subdivider placed/retained a strip of land at the end of Aldworth Street. This also may be owned in fee by others which would land lock your lot from the accepted portion of Aldworth Street. (Aldworth Street's acceptance stops at the reserve strip.)

As the applicant, you will be required to demonstrate that sufficient road frontage and rights are being met. Also, the City cannot provide any determinations on future subdividing of the larger parcel beyond this lot. A history of the parcel/deed research would need to be done by others; However, the City has determined that the current proposal does not constitute a subdivision at this time.

Also, your prospective owner made an inquiry about appeal process. If you were to request an appeal, the City would have to deny your application (as submitted to date), and you would have to formally appeal this decision to the zoning board within 30 days of the denial. The code enforcement office will be able to provide more information on the specifics of the appeal process.

Sincerely,

Jay Reynolds  
Development Review Coordinator

cc: Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager  
Marge Schmuckal, Zoning administrator  
Penny Littell, Associate Corporation Counsel  
Michael Nugent, Inspection Services Manager

