

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

15 / 7

Location of Construction: 15 Ohio St		Owner: Patricia & William Dilios		Phone:		Permit No: 970990			
Owner Address: SAA Pctd, ME 04103		Lessee/Buyer's Name:		Phone: 797-9924		Business Name:			
Contractor Name: David Dardano		Address: 38 West Lynne Ave Pctd., E 04103		Phone: 878-3922		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: SEP 15 1997 CITY OF PORTLAND </div>			
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 49,500.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:				PERMIT FEE: \$ 270.00 INSPECTION: Use Group: A3 Type: 5B Signature: BOCA 96	
Proposed Project Description: Construct 2nd story addition				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				Zone: _____ CBL: 408-C-001:2 Zoning Approval: 9/11/97 Special Zone or Reviews: <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"/>	
Permit Taken By: Mary Gresik		Date Applied For: 08 September 1997							

- 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..

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: _____

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: Patricia Dilios ADDRESS: _____ DATE: 08 September 1997 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT 7

PERMIT ISSUED WITH REQUIREMENTS

COMMENTS

11/17/97 Call for Close in on framing & plumbing -

- ① Framing to close to fireplace/Chimney
- ② Appears to be 2nd kitchen going in on 1st fl rear of addition (garage) - does not show on plans. Conditions of permit are explicit "no 2nd kitchen - owner claims "existing", not "existing at time of inspection. - Refer to Surpavina/zoning - otherwise framing - Rough plumbing ok/ (K)

11/18/97 Contractor Called - will take care of #1 above (K)

11/18/97 Spoke w/owner on site - informed here he will have to submit amended plan showing detail of 2nd fl bath & 1st fl appliances in bldg addition - change w/ increased cost of bathroom and wait for approval - ok to proceed w/work on main house but advised against any further work in addition (add garage) (K)

11/19/97 Amended application rec'd & approved w/conditions

11/25/97 ok to Close

12/11/97 - Call for Final - Not Ready -

12/19/97 Call for final - Not Ready

12/23/97 Call for final - Temp C of I ok

Issue Temporary C of I as follows

Entire Bldg

- Single Family Dwelling - No deck/No garage
w/ Recreation Room

Be permitted in the "recreation room"

Inspection Record

Date

Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

Conditions

- ① This C of I expires 5/29/98
- ② Install permanent support - left back porch
- ③ Install guard & handrail from steps
- ④ This structure to be occupied as a single family dwelling only - open communication shall maintained between sections at 1st floor level - No cooking appliances shall

408-C-001



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

Issued to *Dillos, Patricia & William*

29 December 1997

Date of Issue

15 Ohio St (408-C-001)

29 December 1997

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. *970990*, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

*Single Family Dwelling w/Recreation
No Deck/No Garage Room*

Limiting Conditions: *Expires 29 May 1998*

- 1) Install permanant support - left porch roof.*
- 2) Install guard & handrail from steps*
- 3) This structure to be occupied as a single family dwelling only. Open communication shall be maintained between sections at 1st floor level. No cooking appliances shall be permitted in the "recreation room."*

This certificate supersedes certificate issued

Approved:

12/29/97
.....
(Date) *Patricia Dillos*
Inspector

[Signature]
.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

RPPLST7

CAMA Real Property System - Residential Display

4/10/98

RPP095

Parcel Id: 408- - C-001-001 01/01 Acct: D2173599

12:47

LWR 1ST 2ND 3RD AREA

A MAIN STR 0960

B 10 0374

C 32 0044

D 11 0036

E

F

G

H

I

+---17---+

[[

[[

22 22-----40-----+

[B [[

TOTAL AREA: 1334

[[[

+---17---24 [

[A 24

[[

[[

4-----4-----40-----+

+--9--+11---+

D C

Return []

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 19, 1997

Mr. & Mrs. Chris Dlios
15 Ohio St.
Portland Me. 04103

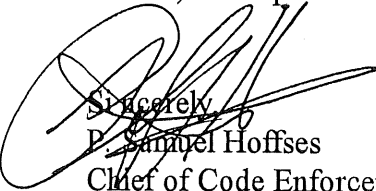
RE: 15 Ohio St.

Dear Dlios,

Your application to amend your building application has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.

The amendment to your permit # 970990 is being issued with the understanding that the new addition is not to be used as an independent dwelling unit. This proposed addition is to be used in conjunction with the original dwelling. No cooking is allowed in this area, no independent electrical service, or independent living arrangements are authorized with this permit. .

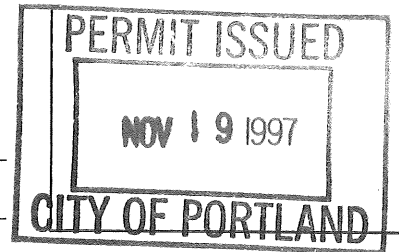

Sincerely,
P. Samuel Hoffses
Chief of Code Enforcement
c: M. Schmuckal



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. _____

Portland, Maine, _____



To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 970990 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 15 Ohio Street Within Fire Limits? _____ Dist. No. _____

Owner's name and address Chris & Shelia Dilios, 15 Ohio Street Telephone 797-9924

Lessee's name and address _____ Telephone _____

Contractor's name and address David Dardano, 38 West Lynne Ave Telephone 878-3922

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building single family adding bathroom, sink, family room No. families _____

Last use Family room with no bathroom No. families _____

Increased cost of work 2500 Additional fee 25.00

Description of Proposed Work

Addition of the bathroom and extra cabinet with sink



Details of New Work

Is any plumbing involved in this work? Yes Is any electrical work involved in this work? Yes

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____

Framing lumber — Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.

Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

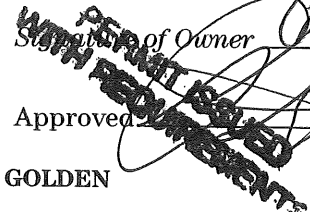
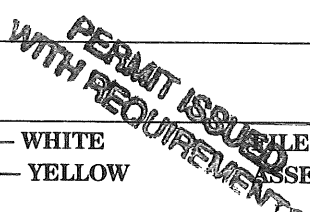
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: _____

Signature of Owner Chris Dilios
Approved: _____
Inspector of Buildings

INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOW
ASSESSOR'S COPY — GOLDEN



November 18, 1997

City of Portland
Code Enforcement
Planning & Urban Development
389 Congress Street
Portland, ME 04101

Re: Renovations at 15 Ohio Street, Portland, Maine

Dear Sir or Madam:

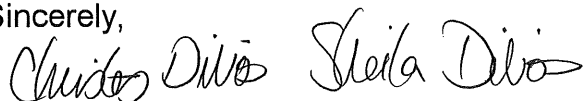
This letter is to inform you of our intended use of the premises. We have purchased the dwelling from our parents. It is our wish to maintain a single-family dwelling, sharing the home with them. Our father is disabled and it is our goal to make sure the house and the improvements made are in the best interests of all concerned.

We have added a second story to the entire structure while staying within the existing footprint. We have also enhanced and updated the existing features of the first floor entertainment room, which contained a full wall of built-in cabinets, sink and small refrigerator. We have added new bedrooms and two new baths for convenience. The electrical service is a 200-amp service for a single-family dwelling with one meter. The main house and the entertainment area/bedroom are completely open and connected by a shared hallway. There will be no doors separating the two areas.

It is not our intention to create a kitchen in the entertainment area. There will be no cooking appliances hooked-up or used in that room. We understand that if we ever want to use this room for cooking, that we must obtain a variance for that intended use.

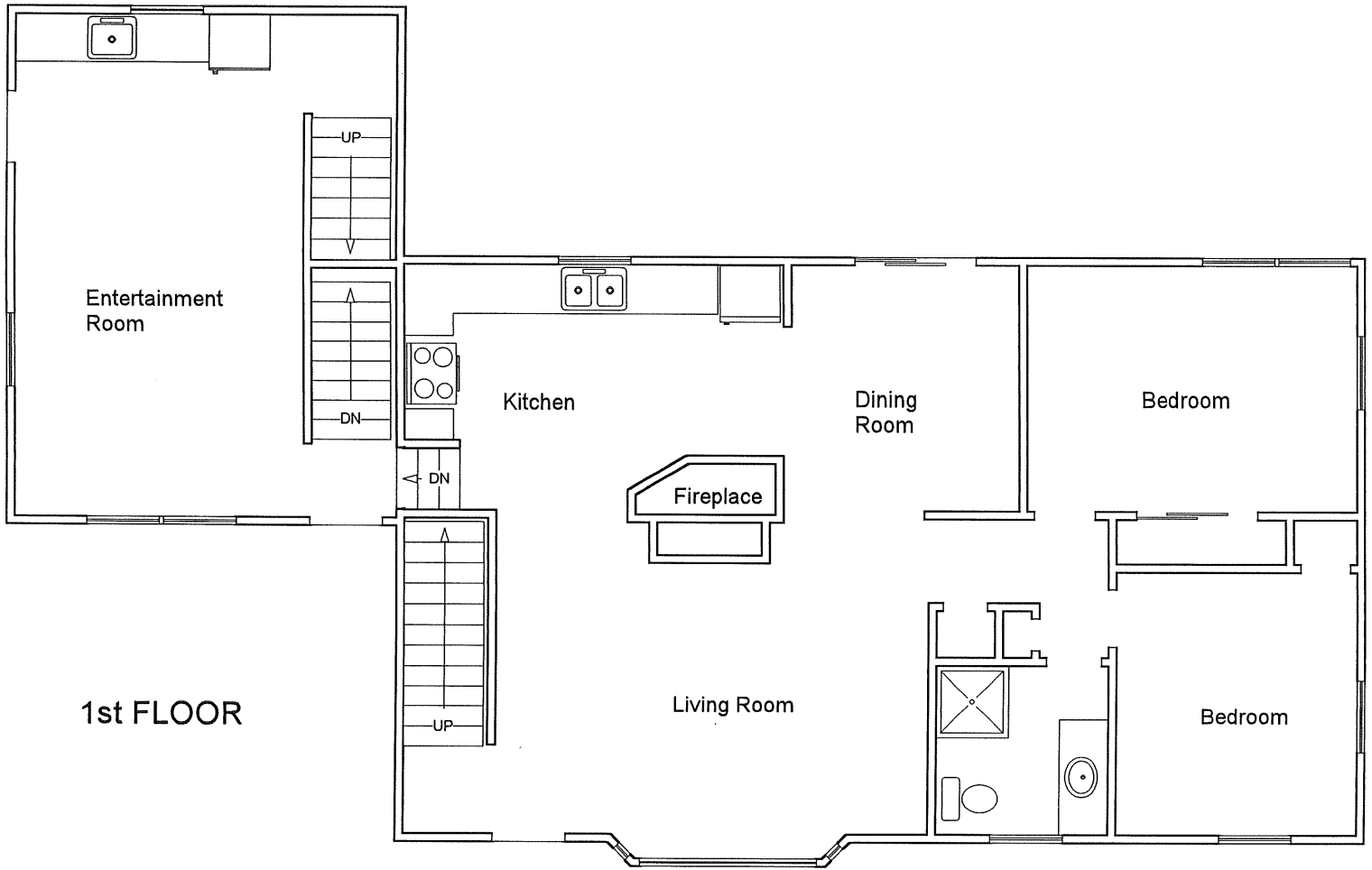
We hope this resolves any issues regarding our intended use of the property.

Sincerely,

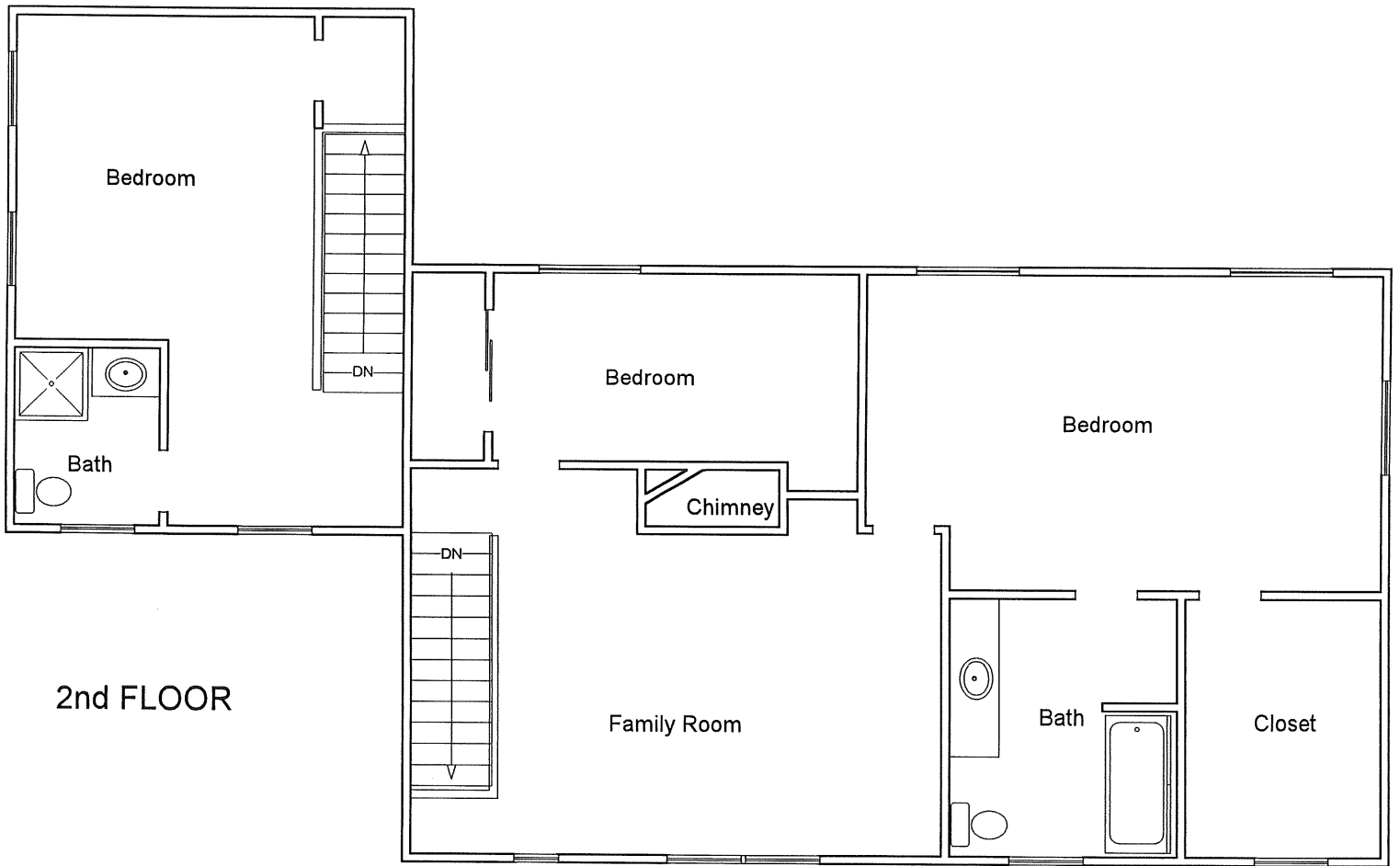


Christos and Sheila Dilio
15 Ohio Street
Portland, ME 04103
(207) 797-9924
(207) 929-6000

**PERMIT ISSUED
WITH REQUIREMENTS**



Dilios
15 Ohio St.
Portland, ME 04103



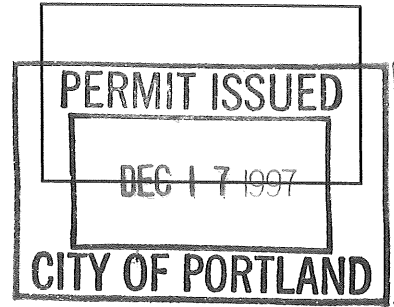
2nd FLOOR

Dilios
15 Ohio St.
Portland, ME 04103



FILL IN AND SIGN WITH INK 971321

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 15 Ohio St Use of Building 1-fam Date 12/15/97

Name and address of owner of appliance Christos Dilios, 15 Ohio St, Portland 04103

Installer's name and address Charlie Burnham
Freeport Telephone 828- 4886

Location of appliance:

- Basement
- Floor
- Attic
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: Burnham Boiler

U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

The Type of License of Installer:

- Master Plumber # _____
- Solid Fuel # _____
- Oil # 2670
- Gas # _____
- Other _____

Type of Chimney:

- Masonry Lined
Factory built _____
- Metal
Factory Built U.L. Listing # _____
- Direct Vent
Type _____ UL# _____

Type of Fuel Tank

- Oil
- Gas

Size of Tank 275 Gal. Existing

Number of Tanks 1

Distance from Tank to Center of Flame 20 feet.

Approved

Fire: [Signature]
Ele.: [Signature]
Bldg.: [Signature]

Approved with Conditions

See attached letter or requirement

Signature of Installer [Signature]

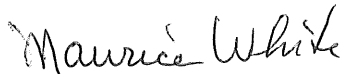
Maurice White
59 Maine Avenue
Portland, ME 04103
(207) 797-3659

November 17, 1997

To Whom It May Concern:

My name is Maurice White and I live at 59 Maine Avenue, Portland, Maine. I have resided at this address for 49 years. Being a neighbor as well as a friend of the Dilios family, I have visited the house at 15 Ohio Street on many occasions. I wish to verify the fact that the entertainment room off the main house did contain a built in cabinet with a sink and a small refrigerator. This has existed to my knowledge for as long as the Dilios family has occupied the house.

Sincerely,

A handwritten signature in cursive script that reads "Maurice White".

Maurice White

NOVEMBER 17, 1997

TO WHOM IT MAY CONCERN

ON BEHALF OF MR CHRIS DILIOS I JOSEPH H. KEELEY
WISH TO CONFIRM THAT THE RESIDENCE OF WILLIAM
DILIOS @ 15 OHIO STREET, WHICH IS DIRECTLY ACROSS
THE STREET FROM MY RESIDENCE @ 10 OHIO STREET,
IN PARTICULAR THE AREA OF ATTACHED FAMILY/REC ROOM
(FORMERLY GARAGE). ON SEVERAL OCCASSIONS OVER
THE YEARS HAVE BEEN IN THIS AREA AND HAVE
ALWAYS THOUGHT THERE TO BE REFRIGERATOR, STOVE
AND SINK AS PART OF ENTERTAINMENT CENTER OF
THIS ROOM.

Joseph H Keeley.

November 17, 1997

City of Portland
Code Enforcement
Planning & Urban Development
389 Congress Street
Portland, ME 04101

Re: Renovations at 15 Ohio Street, Portland, Maine

Dear Sir or Madam:

This letter is to inform you of our intended use of the premises. We have purchased the dwelling from our parents. It is our wish to maintain a single-family dwelling, sharing the home with them. Our father is disabled and it is our goal to make sure the house and the improvements made are in the best interests of all concerned.

We have added a second story to the entire structure while staying within the existing footprint. We have also enhanced and updated the existing features of the first floor entertainment room, which contained a full wall of built-in cabinets, sink and small refrigerator. We have added new bedrooms and two new baths for convenience. The electrical service is a 200-amp service for a single-family dwelling with one meter. The main house and the entertainment area/bedroom are completely open and connected by a shared hallway. There will be no doors separating the two areas.

We hope this resolves any issues regarding our intended use of the property.

Sincerely,



Christos and Sheila Dilios
15 Ohio Street)
Portland, ME 04103
(207) 797-9924 or
(207) 929-6000

LAND USE - ZONING REPORT

ADDRESS: 15 Ohio Street DATE: 9/11/97

REASON FOR PERMIT: construct 2nd story Addition to single family

BUILDING OWNER: Sheila Dilios C-B-L: 408-C-192

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

#5, #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.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition NO New kitchen equipment shall

be installed so as to increase the number of units

Marge Schmuckal

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

BUILDING PERMIT REPORT

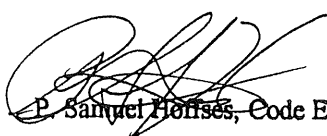
DATE: 12 Sept 97 ADDRESS: 15 Ohio ST
REASON FOR PERMIT: To Construct 2nd story addition
BUILDING OWNER: Ditias, Patricia & William
CONTRACTOR: David Dardano
PERMIT APPLICANT: Sheila Ditias APPROVAL: X1, X2, X6, X8, X9, X10, X11, X12, X16 **DENIED**
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- X 6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code(1993) U.L. 103.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X 8. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
- X 9. Headroom in habitable space is a minimum of 7'6".
- <10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
- X 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- X16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
- 22. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 23. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- 28. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- *30. ~~This permit is being issued with the understanding that this building remains a single family dwelling~~
- *31. ~~Please read and implement items 5 and 9 of the attached land use zoning report~~
- 32. _____
- 33. _____
- 34. _____


P. Samuel Hennes, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

Applicant: Shaila ~~Dea~~ D'Alios

Date: 9/14/97

Address: 15 Ohio Street

C-B-L: 408-C-112

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1960 - 1 family

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Construct 2nd Story Addition

Sewage Disposal - City

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Section 14-436 allows going up

Projections -

Width of Lot -

Height - 2 story - 35' MAX - 21.5' shown

Lot Area -

7,000[±]

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

N/A

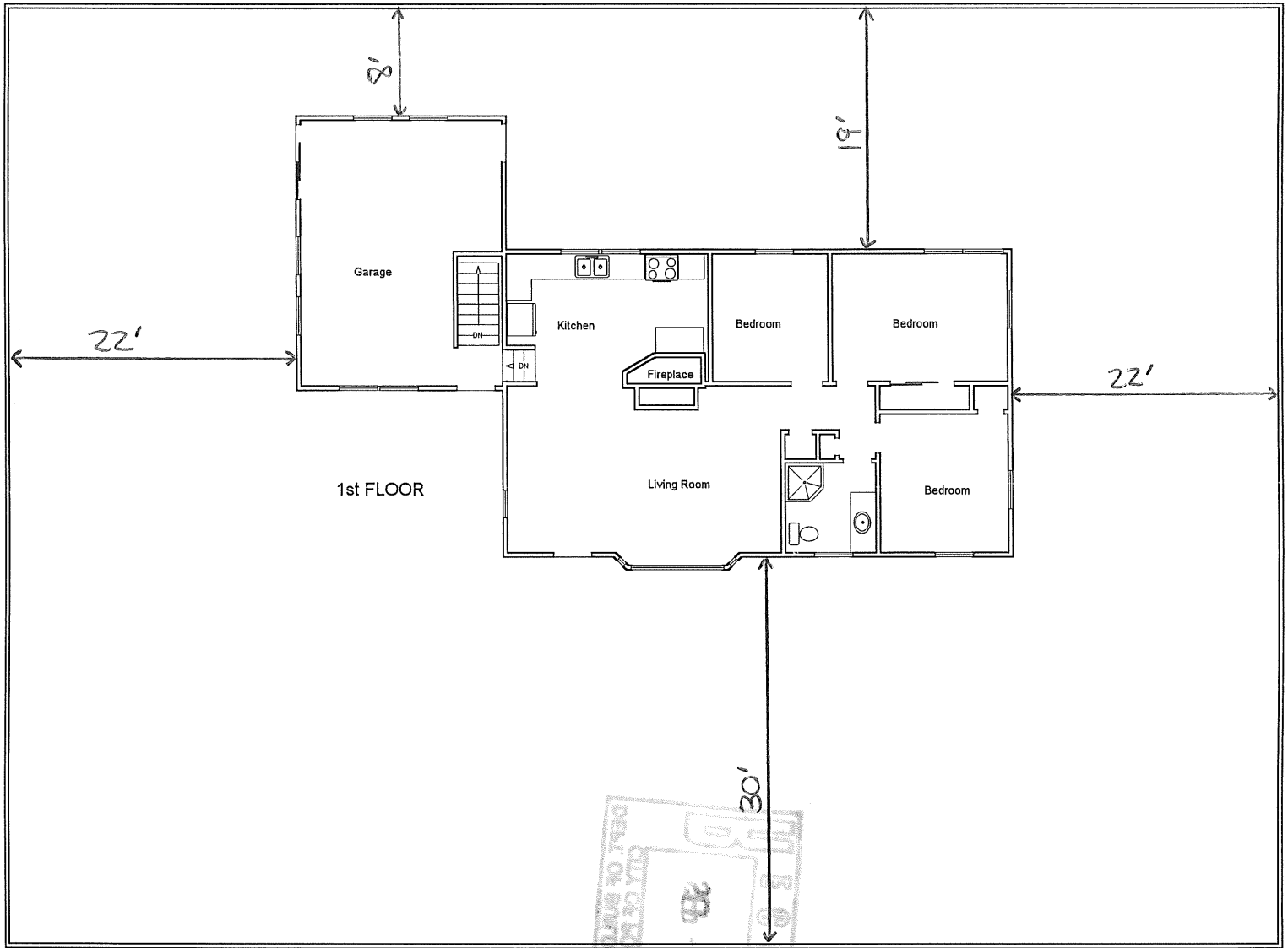
Shoreland Zoning/ Stream Protection -

N/A

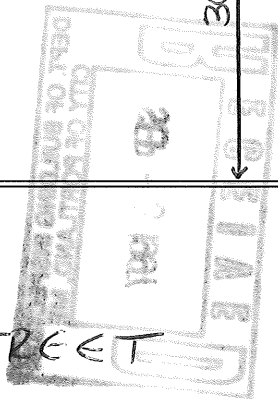
Flood Plains -

Panel 7 of 17 - outside of flood zone -
Zone C

Existing structure + property lines
15 Ohio Street, Portland



OHIO STREET



Chris & Sheila Dilios
15 Ohio Street
Portland, ME 04103

(207) 774-9132