

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

Location of Construction: 15 Ohio St		Owner: Christos & Sheila Dilios		Phone: 797-9924		Permit No.: 80643	
Owner Address: SAA 04103		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Scott Arnold Electric		Address: New Gloucester, ME 926-5200		Phone:		Permit Issued: JUN 18 1998	
Past Use: l-fam		Proposed Use: XX Same w/ <del>XXXXXXXXXXXXXX</del> two cooking facilities		COST OF WORK: \$		PERMIT FEE: \$ 25/00	
Proposed Project Description:  Change use from l-fam to l-fam w/ <del>XXXXXXXXXXXXXX</del> two cooking facilities		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zone: CBL: 408-C-001	
		Signature:		Signature:		Zoning Approval:	
Permit Taken By: HG / AD		Date Applied For: 15 June 1998		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		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"/>	

1. This permit application does not 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..

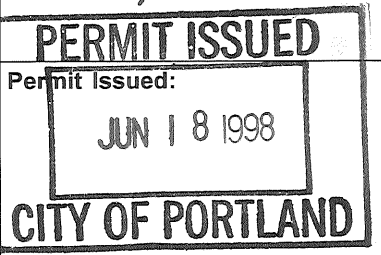
PERMIT ISSUED WITH REQUIREMENTS

**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

15 June 1998

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



Zone: CBL: 408-C-001

Zoning Approval:

Special Zone or Reviews:

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  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: \_\_\_\_\_

CEO DISTRICT

7

COMMENTS

ch Wk of 7/13

3/10/99 - left message

see permit # 970990

3/19/99 - Appears to be done per plan - met conditions of temp C.O. - Issuing CO for single family

	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 15 Ohio St (408-C-001)

Issued to Christos & Sheila Dilios

Date of Issue 19 March 1999

**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. 980643, 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

Entire

APPROVED OCCUPANCY

Single Family Dwelling  
with two cooking facilities  
BOCA 1996

**Limiting Conditions:**

The left side of the dwelling is not to be used as a separate dwelling unit. Compliance must be maintained with the Board of Appeals approval.

**This certificate supersedes  
certificate issued**

**Approved:**

3/19/99  
.....  
(Date)

Inspector

.....  
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.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION *15 Ohio St. (408-C-1)*

Issued to *Christos + Sheila Dilios*

Date of Issue *3/19/99*

**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. *980643*, 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

*Entire*  
*BOCA 1996*

APPROVED OCCUPANCY

*single family w/2 cooking facilities*

**Limiting Conditions:**

*The left side of the dwelling is not to be used as a separate dwelling unit. Compliance must be maintained w/ the Board of appeals approval.*

**This certificate supersedes certificate issued**

**Approved:**

*Munson*

(Date)

Inspector

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.

LAND USE - ZONING REPORT

ADDRESS: 15 Ohio Street DATE: 6/17/98  
REASON FOR PERMIT: to allow changes to single family dwelling and  
BUILDING OWNER: Christo & Shaila Dilis B-L: 408-C-1 allow an expanded cooking area  
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 The Board of Appeals determined AT Their

4-23-98 Meeting That The configuration of The home and

proposed kitchens result in only a single family dwelling with 2 kitchens (expanded) - This is NOT a two family. There shall be no structural changes that would

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

change the configuration of this household. Such a change could change the use into two dwelling units, which is not allowable - Marge Schmuckal

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

*R-3 zone*

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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: 15 Ohio Street, Portland, ME

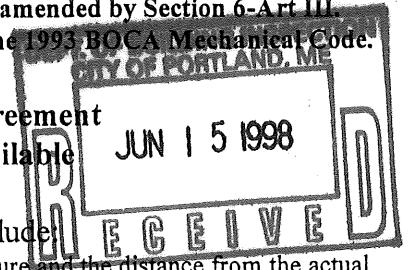
Tax Assessor's Chart, Block & Lot Number Chart# <u>408</u> Block# <u>C</u> Lot# <u>1, 2</u>		Owner: <u>Christos + Sheila Dilios</u>	Telephone#: <u>797-9924</u>
Owner's Address: <u>15 Ohio Street Portland, ME 04103</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$50.00</u> Fee: <u>\$25</u>
Proposed Project Description: (Please be as specific as possible) <u>Single fam. to single fam w/ accessory unit Add outlet for stove change of use 2 cooking facilities</u>			
Contractor's Name, Address & Telephone <u>Scott Arnold Electric New Gloucester, ME (926-5200)</u>		Rec'd By: <u>MM</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)



If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

**4) Building Plans (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

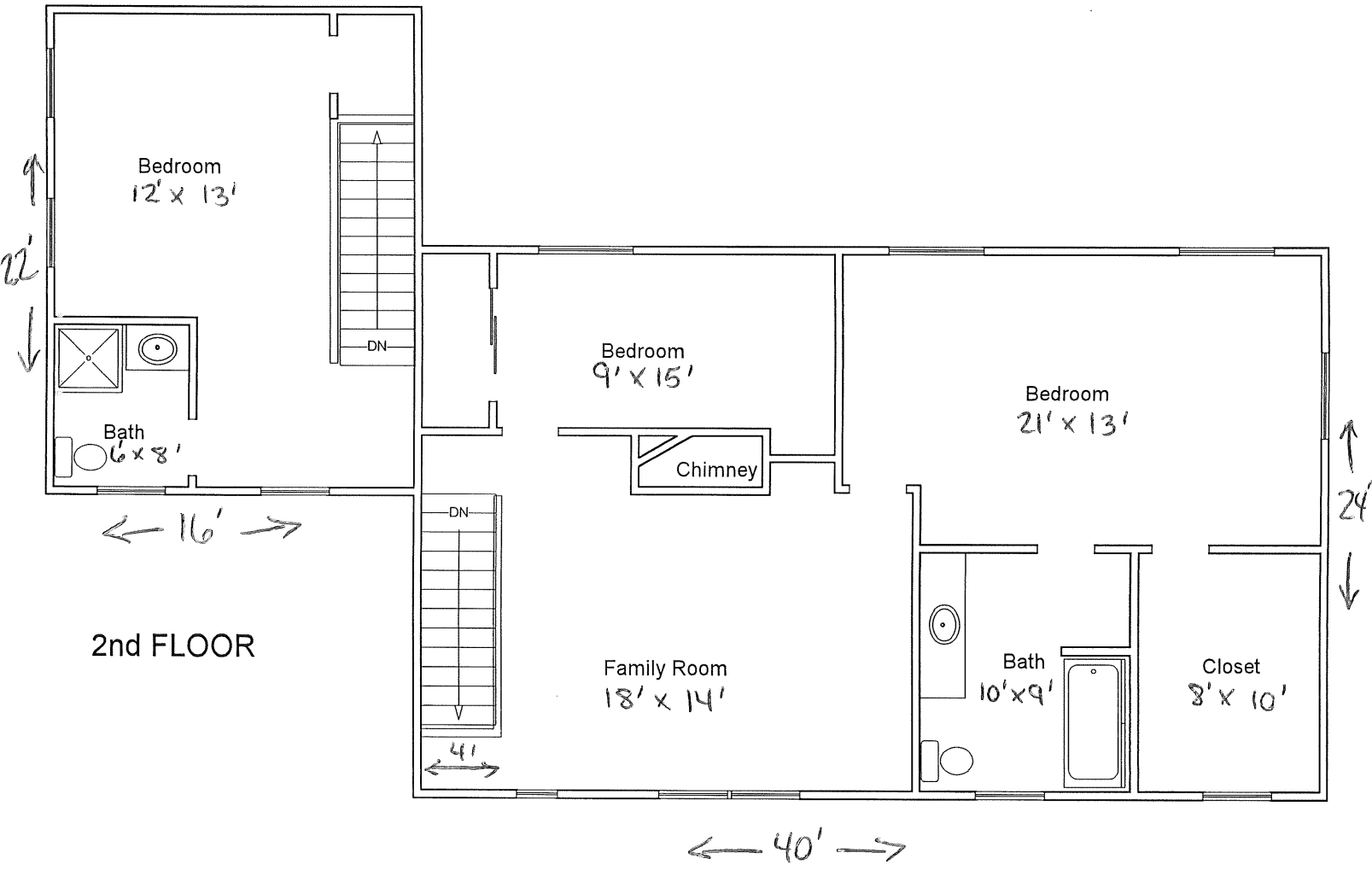
**Certification**

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/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: Christos Dilios Date: 6/13/98

Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Dillios  
15 Ohio St.  
Portland, ME



RPPLST6 CAMA Real Property System - Residential Display 6/17/98

RPP092 Parcel Id: 408- - C-001-001 01/01 Acct: D2173599 09:55

Property Address 15 OHIO ST

Owner Name1 DILIOS CHRISTOS S & (l, f, i)

Name2 SHEILA R JTS

Address 15 OHIO ST

City/State/Zip PORTLAND ME 04103

Entrance Code 3 Land Use 12 # of Units 2

Route 16 Zone R3 Nbhd 104 District 7 Traffic 1

Total Sq Ft

Utilities 2 3 Desc 408-C-1-2 Living Area 2,294

FLORIDA AVE

OHIO ST

7000 SF

House Style 6 Year Built 1960 Total Rms 09 Total Bedrms 05

Baths Full 2 Half 1 Kitchen Remodeled 1 Bath Remodeled 1 Basement 4

Attic 1 Phy Cond 2 CDU GD Heating Type 2 4 4 Wood/Coal Burn 0

Next Screen [ ] Bldg Sketch Screen [ ] Return [ ]



Dilio's  
15 Ohio St.  
Portland, ME

