

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

# PERMIT ISSUED

Please Read Application And Notes, if Any, Attached

## BUILDING DEPARTMENT

# PERMIT

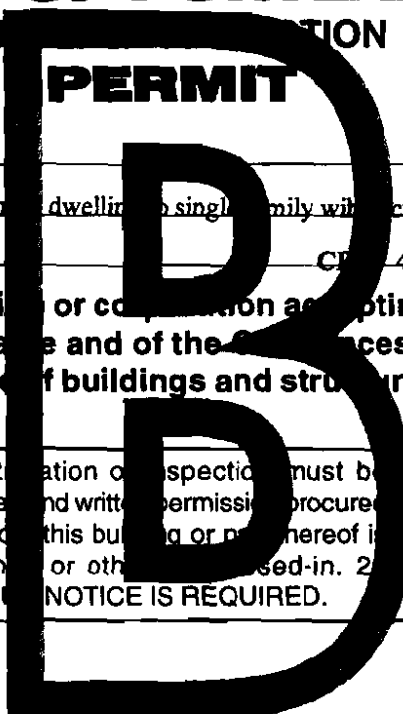
SEP 8  
Permit Number: 100286

This is to certify that Dipietrantonio Brian D & /n/a City of Portland

has permission to Change of Use, from single family dwelling to single family with vacuum repair service.

AT 10 Emmons St CP 429 H029001

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.



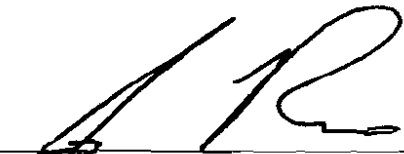
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise enclosed-in. 2 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 & Inspection Services

### PENALTY FOR REMOVING THIS CARD



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

**Original Receipt**

6.23 2010

Best Western

10 E. Main St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 60

Building (1L) \_\_\_\_\_ Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (12) \_\_\_\_\_

Other \_\_\_\_\_

CEL: 495.11.23

Check # 1394 Total Collected: 60

**No work is to be started until permit issued.  
 Please keep original receipt for your records.**

Taken by: [Signature]

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



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

78 20 10

Issued to: Ernie D. Dickson

Address of Work: 13 Eastons

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 110

Building (BL) \_\_\_\_\_ Plumbing (PS) \_\_\_\_\_ Electrical (EZ) \_\_\_\_\_ Site Plan (UZ) \_\_\_\_\_

Other \_\_\_\_\_

CEL: 12911.24

Check #: 003 Total Collected \$ 110

No work is to be started until permit issued.  
Please keep original receipt for your records.

Taken by: S. J. D.

When Issued Applicant's Copy  
When Issued Office Copy  
When Issued Permit Copy

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

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

<b>Permit No:</b> 10-0286	<b>Date Applied For:</b> 03/23/2010	<b>CBL:</b> 429 H029001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 10 Emmons St	<b>Owner Name:</b> Dipietrantonio Brian D &	<b>Owner Address:</b> 10 Emmons St	<b>Phone:</b> 207-854-0222
<b>Business Name:</b>	<b>Contractor Name:</b> n/a	<b>Contractor Address:</b> n/a Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use Home Occupation	

<b>Proposed Use:</b> Change of Use, from single family dwelling to single family with vacuum repair service as home occupation.	<b>Proposed Project Description:</b> Change of Use, from single family dwelling to single family with vacuum repair service as home occupation..
--	---

<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 09/08/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.</li> <li>2) With the issuance of this permit and the certificate of occupancy, this property shall remain a single family dwelling with a home occupation to repair vacuums. Any change of use shall require a separate permit application for review and approval.</li> <li>3) Separate permits shall be required for any new signage.</li> </ol>			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jonathan Rioux	<b>Approval Date:</b> 09/09/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) The existing porch shall be inspected for adequate fasteners, and bearing for spans, and modifications may be required.</li> <li>2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</li> <li>3) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.</li> </ol>			

<b>Comments:</b>
3/24/2010-amachado: Spoke to Brian DiPietrantonio. For a vacuum repair service need a minimum lot size of 10,000 sf for non residential use in the B-2 zone and you need off street parking space. As a single family home, can apply for home occupation. He will submit the letter ASAP.
6/23/2010-amachado: Received revised application to be a home occupation. Still incomplete - didn't address all the items & owes \$60. Tried to call Brian but couldn't leave message.
6/25/2010-amachado: Sent letter to Brian stating what I still need.
9/8/2010-amachado: Received new cover letter that addresses the remaining conditons and received \$60 check.

**PERMIT ISSUED**

SEP 8

City of Portland

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY)**

**or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

  X   **Final/ Certificate of Occupancy.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

PERMIT ISSUED

SEP 8 2011

City of Portland

Revised



# General 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>10 EMMONS ST. PORTLAND, ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>EXISTING 1100 SQ. FT</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>A29</u> Block# <u>11029</u> Lot# <u>B-2</u>		Applicant *must be owner, Lessee or Buyer* Name <u>BRIAN DIPIECANTONIO</u> Address <u>10 EMMONS ST.</u> City, State & Zip <u>PTLD, ME. 04103</u>
Lessee/DBA (If Applicable)		Telephone: <u>(207) 854.0222</u>
Owner (if different from Applicant) Name Address City, State & Zip		Cost Of Work: <u>NO WORK NEEDED</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u>		
If vacant, what was the previous use? <u>---</u>		
Proposed Specific use: <u>SERVICE OF VACUUMS AND ATTACHMENTS</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>I WILL BE USING MY MUDROOM APPROX 170 SQ FT. TO TAKE REPAIRS AND PICKUP OF REPAIRS WHEN FINISHED home occupation</u>		
Contractor's name: _____		
Address: <u>JUN 23 2010</u>		
City, State & Zip <u>Dept. of Building Inspections City of Portland Maine</u>		Telephone: _____
Who should we contact _____		Telephone: _____
Mailing address: _____		

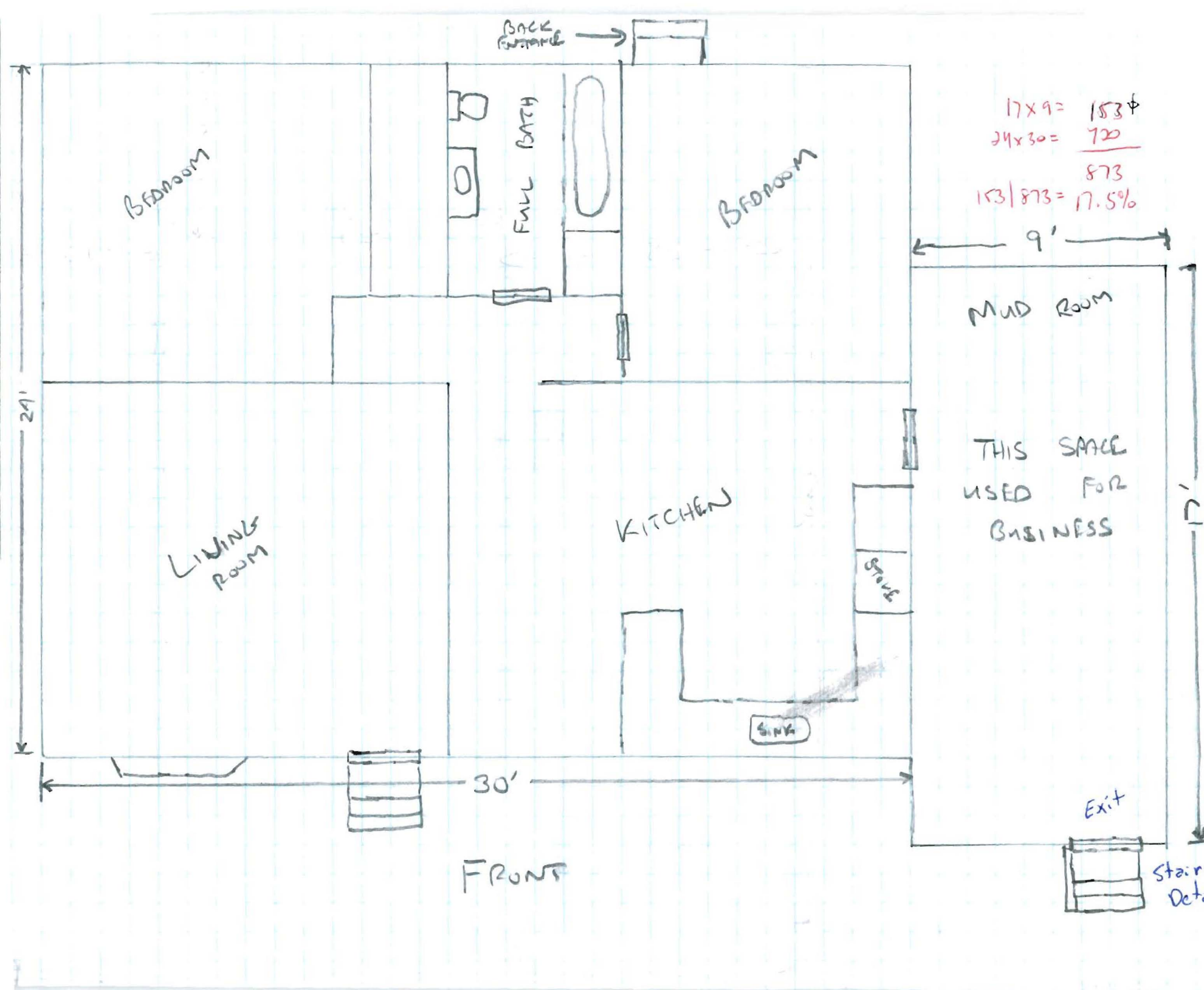
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

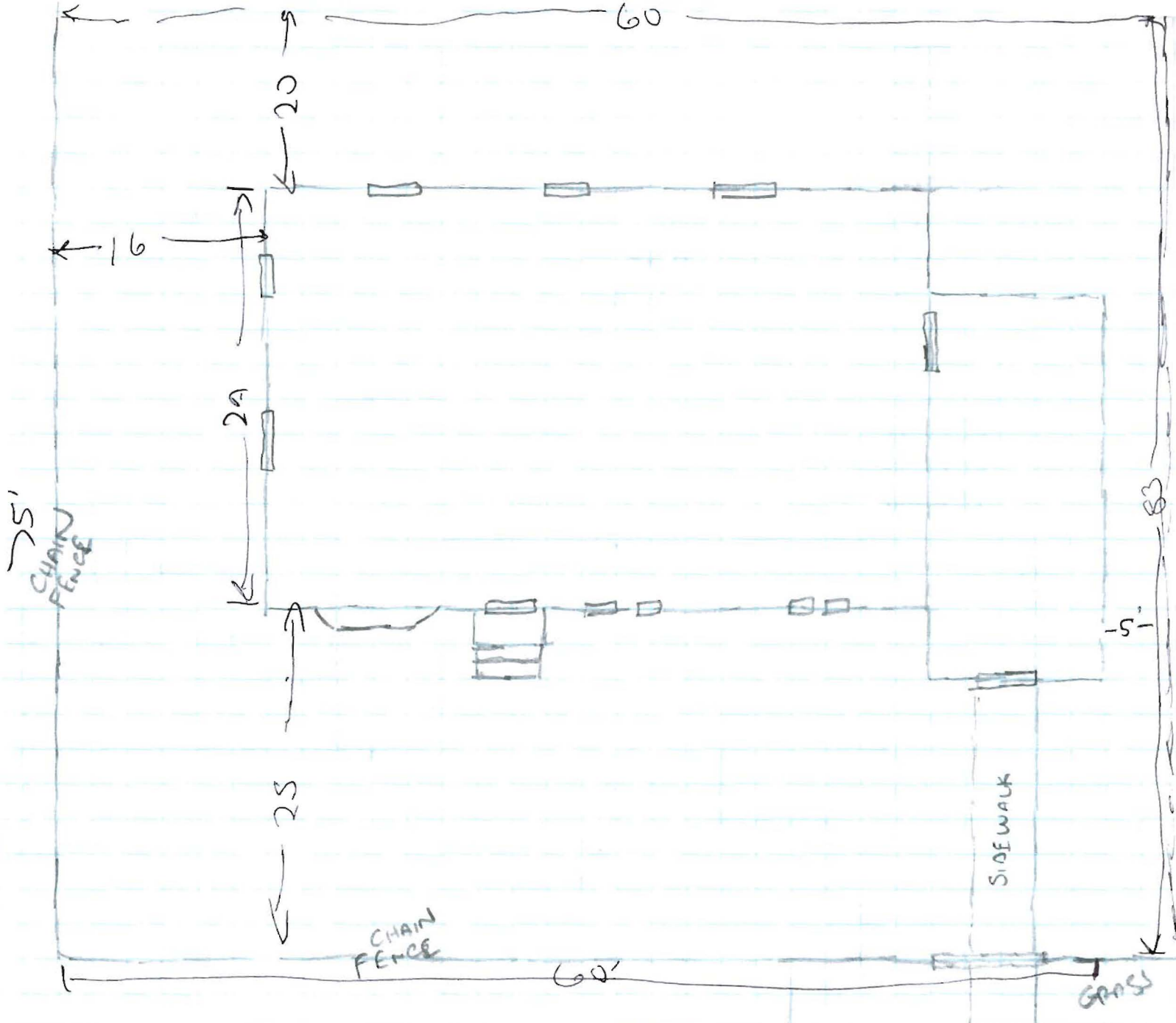
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: R.D.P. [Signature] Date: 6-13-10

This is not a permit; you may not commence ANY work until the permit is issue



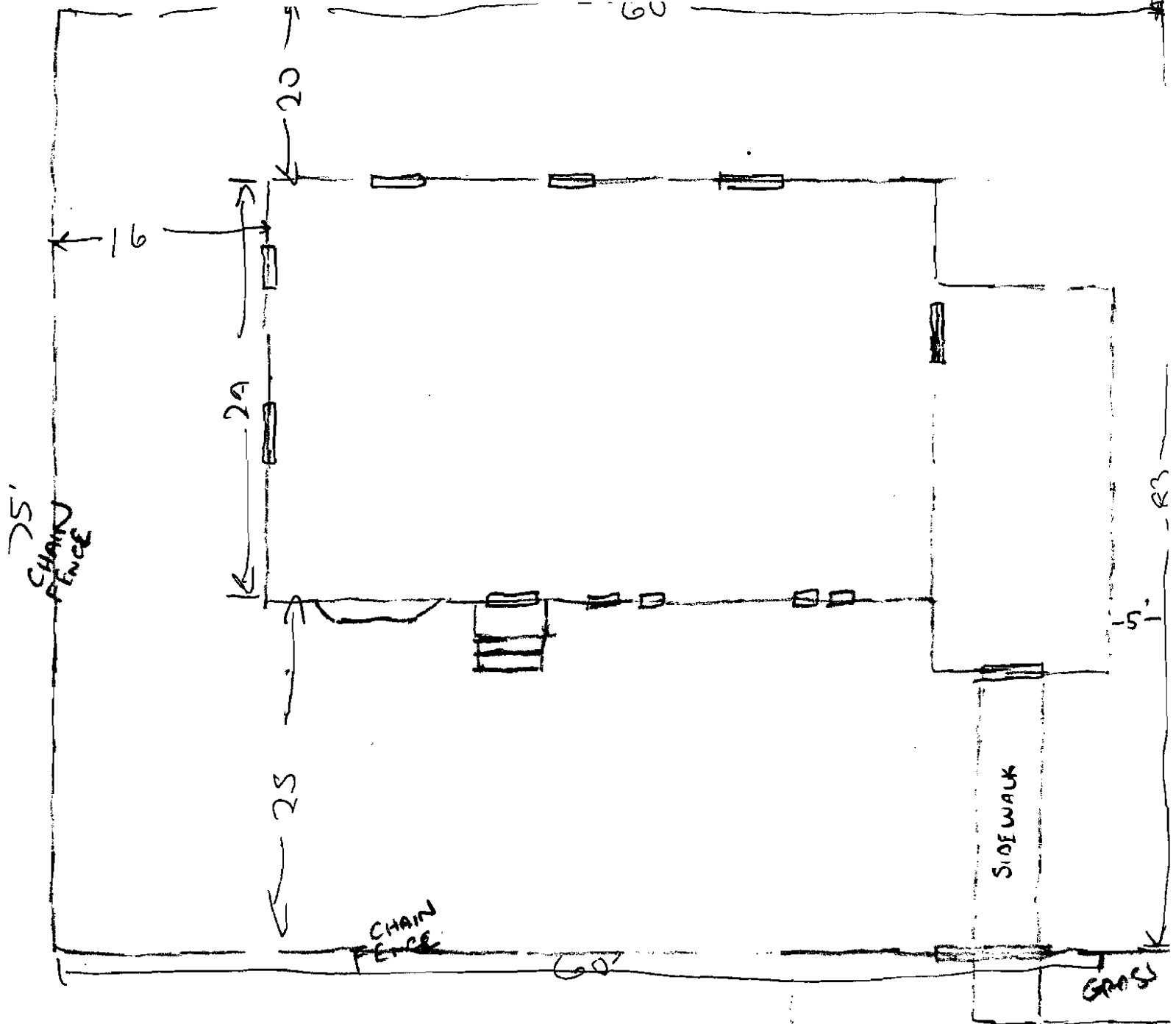


GRASS

Parking for  
3 CARS

STREET





B-2

lot size - 4680

Emmas

GRASS

PARKING FOR  
3 CARS

Original - See Revised  
6/23/10



# General 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>10 EMMONS ST. PORTLAND, MAINE 04103</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>429 - H - 29</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>BRIAN DIPIETRANTONIO</u> Address <u>10 EMMONS ST.</u> City, State & Zip <u>PTLD. ME 04103</u>	Telephone: <u>85A-0222</u>
Lessee/DBA (If Applicable) <u>BEST VACUUM SERVICE</u> <u>10 EMMONS ST.</u> <u>PTLD. ME 04103</u>	Owner (if different from Applicant) Name Address City, State & Zip <u>SAME</u>	Cost Of Work: \$ <u>NONE</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>BUSINESS OF PROVIDING VACUUM CLEANERS</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Change of use from single family to single family w/ vacuum repair service.</u>		
<b>RECEIVED</b> MAR 23 2010		
Contractor's name: <u>N/A</u>		
Address: <u>N/A</u> Dept. of Building Inspections City, State & Zip: <u>N/A</u> City of Portland Maine Telephone: _____		
Who should we contact when the permit is ready: <u>BRIAN DIPIETRANTONIO</u> Telephone: <u>85A-0222</u>		
Mailing address: <u>10 EMMONS ST. PTLD. ME 04103</u>		

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: [Signature] Date: 3-22-10

**This is not a permit; you may not commence ANY work until the permit is issued**

BRIAN DIPIERANTONIO  
10 EMMONS ST.  
PORTLAND, ME 04103  
SEPTEMBER 1ST, 2010

CITY OF PORTLAND  
CODE OF ORDINANCES  
ROOM 315  
389 CONGRESS ST.  
PORTLAND, ME. 04101

RECEIVED

SEP - 8 2010

Dept. of Building Inspections  
City of Portland Maine

ANN MACHADO:

I'M SORRY THIS TOOK SO LONG, BUT I HAVE HAD A HARD TIME WITH INCOME IN THE LAST 3 MONTHS, HERE IS THE BALANCE DUE OF MY HOME OCCUPATION PERMIT \$60.00 AND BELOW ARE THE ANSWERS TO THE REMAINING 4 REQUIREMENTS THAT MUST BE MET.


#2 THERE WILL BE NO OUTSIDE STORAGE OF GOODS & NO EXTERIOR DISPLAYS VISIBLE FROM THE OUTSIDE

#4 THERE WILL BE (ONE) NON-ILLUMINATED SIGN NOT EXCEEDING 2 SQ FT. AFFIXED TO THE BUILDING & NOT PROJECTING MORE THAN ONE FOOT BEYOND THE BUILDING.

#9 NO TRAFFIC WILL BE GENERATED THAT IS MORE THAN EXPECTED IN OUR NEIGHBORHOOD

#10 THERE WILL BE NO VEHICLE EXCEEDING 6,000 LBS. GROSS WEIGHT STORED ON THE PROPERTY IN CONNECTION WITH MY HOME OCCUPATION

SINCERELY,

  
BRIAN DIPIERANTONIO

Brian DiPietrantonio  
10 Emmons St.  
Portland, Maine 04103  
April 15, 2010

City Of Portland, Maine  
389 Congress St.  
Portland, Maine 04101

Dear Sirs:

I am requesting a permit to allow me to use my residence at 10 Emmons St, for a home occupation. I intend to use the property to repair broken Vacuum Cleaners and attachments. In the course of this work repair parts will have to be purchased and sold to the customers as well as Labor charges for the repairs. More information is listed below:


- Section 14-410 (b) (25)*
- floor plan shows 153 sq ft - 17.5%*
- 1 My home occupation will occupy about 103 Sq. Ft. (9%) of the the total area of the residence
  - (3) 2 Storage of the material necessary to perform my occupation are minimal and included in the space listed above
  - (5) 3 No external alterations to the property are needed.
  - (4) 4 There are now three parking spaces currently at the residence, all that will be needed.
  - (1) 5 No objectionable effects will result from my home occupation
  - (7) 6 I will not require the services of any employees

As you can see, my home occupation is secondary to the incidental use of my residence. The external activity level and impact is negligible and in keeping with the character of the neighborhood.

I have provided floor plans and building descriptions with this letter showing the planed use of the space

Thank You for your assistance in this matter.

Sincerely;



Brian DiPietrantonio

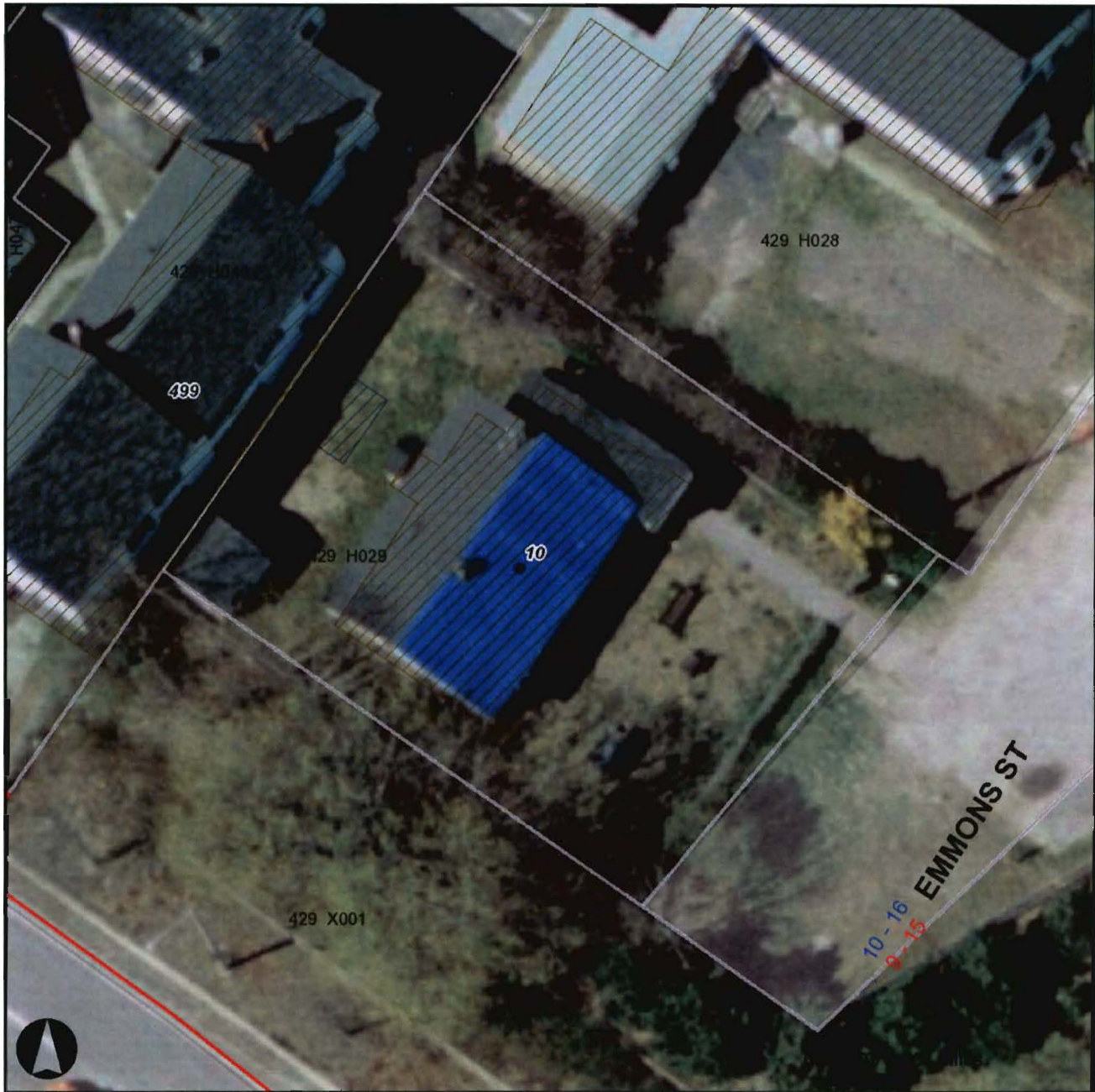
*\* see letter received 9/8/10 for rest of conditions*

RECEIVED

JUN 23 2010

Dept. of Building Inspections  
City of Portland Maine

# Map

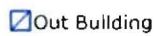


Interstate



Streets

Buildings



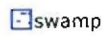
Parcels



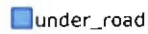
Stream



Wetland



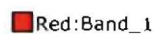
Lake/Pond



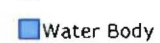
County Streets



Photos 2006 (Islands)



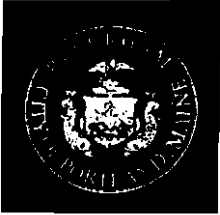
ME Towns



Ocean







# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Penny St. Louis Littell - Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

June 16, 2010

Brian DiPietrantonio  
10 Emmons Street  
Portland, ME 04103

Re: 10 Emmons Street – 429 H029 – B-2 – vacuum repair business – permit #10-0286

Dear Mr. DiPietrantonio,

I'm following up on your application to have a vacuum repair service at your home at 10 Emmons Street. You applied for a permit on March 23, 2010 (#10-0286) to change the use of your property at 10 Emmons Street from a single family to a single family and vacuum repair service. I called you on March 24, 2010, and told you that I could not approve the permit because you did not meet the minimum lot size requirement of 10,000 square feet for a nonresidential use [section 14-185(a)(2)] and you did not have the required off street parking for the change of use [section 14-332]. I told you that you could apply instead for a home occupation for small appliance repair.

I sent you a letter on May 11, 2010 explaining this and outlining what you needed to do for the home occupation. Once again, I have enclosed the application for the home occupation. You have already submitted a floor plan and a plot plan with the original application. All we need is for you to fill out the general building permit application since you have a different project description and submit the cover letter. The total cost for the home occupation application is \$225. You paid \$105 with your original application, so you need to pay \$120 more for this application.

I need to know if you are still planning to have a vacuum repair business at your home. Please call me as soon as you receive this letter to let me know what your intentions are. If you want to have the vacuum repair business, you need to submit the new application as soon as possible because your property needs to be brought into compliance. If you are no longer going to have the repair service, then you need to notify us in writing that you are withdrawing the application. If you include the original receipt in the letter, you may be able to get some of your money back. I need to hear from you within seven days of the date of this letter.

Please feel free to call me at 874-8709 if you have any questions.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Penny St. Louis Littell - Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

May 11, 2010

14 days May 25

Brian DiPietrantonio  
10 Emmons Street  
Portland, ME 04103

Re: 10 Emmons Street – 429 H029 – B-2 – home occupation – permit #10-0286

Dear Mr. DiPietrantonio,

You applied for a permit on March 23, 2010 to change the use of your property at 10 Emmons Street from a single family to a single family and vacuum repair service. I called you on March 24, 2010, and told you that I could not approve the permit because you did not meet the minimum lot size requirement of 10,000 square feet for a nonresidential use [section 14-185(a)(2)] and you did not have the required off street parking for the change of use [section 14-332]. I told you that you could apply instead for a home occupation for small appliance repair.

I have enclosed the application for the home occupation. You have already submitted a floor plan and a plot plan with the original application. All we need is for you to fill out the general building permit application since you have a different project description and you need to submit the cover letter. The total cost for the home occupation application is \$225. You paid \$105 with your original application, so you need to pay \$120 more for this application.

You need to bring your property into compliance. You have fourteen days from the date of this letter to submit the revised application for a home occupation to our office or remove the vacuum repair business from your property.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado  
Zoning Specialist  
(207) 874-8709





# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Penny St. Louis Littell - Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

June 25, 2010

Brian DiPietrantonio  
10 Emmons Street  
Portland, ME 04103

Re: 10 Emmons Street – 429 H029 – B-2 – vacuum repair business – permit #10-0286

Dear Mr. DiPietrantonio,

I received your revised application including the cover letter and a check for \$60. I tried to call you, but each time I called the phone rang and rang and then a message came on saying that the memory was full and I couldn't leave a message.

Your application is still incomplete. In your cover letter, you did not address all the items in the criteria. There are ten items you need to address and you only covered six. I have highlighted the four that you need to address on both the sample letter and in the ordinance itself.

You also still owe \$60. On the original application you paid \$105. The home occupation fee is \$150 plus \$75 for the certificate of occupancy for a total of \$225. With the \$60 you just paid, you have now paid \$165; you still owe \$60. I have included an invoice showing this.

Finally, I'm just trying to confirm if there is still a daycare for up to twenty children being operated out of your home.

Your permit is still on hold until the cover letter is complete and we receive the rest of the fee.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado  
Zoning Specialist  
(207) 874-8709

Cc. file

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

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

Permit No: 10-0286	Issue Date:	CBL: 429 H029001
-----------------------	-------------	---------------------

Location of Construction: 10 Emmons St	Owner Name: Dipietrantonio Brian D &	Owner Address: 10 Emmons St	Phone: 207-854-0222
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings Home Occupation	Zone: B-2

Past Use: Single Family	Proposed Use: Change of Use, from single family dwelling to single family with vacuum repair service. as home occupation.	Permit Fee: \$105.00	Cost of Work: \$30.00	CEO District: 4
		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC, 2003	

Proposed Project Description: Change of Use, from single family dwelling to single family with vacuum repair service. as home occupation.	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: gg	Date Applied For: 03/23/2010	<b>Zoning Approval</b>
------------------------	---------------------------------	------------------------

<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> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>OK w/condition Date: 9/8/10 ABM</p>	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied <p>Date:</p>	<p>Historic Preservation</p> <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 <p>ABM Date:</p>
---	---	---	--

**PERMIT ISSUED**

SEP 8 2010

City of Portland

**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