

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00474		Issue Date:		CBL: 437 E001001	
Location of Construction: 56 BERNARD RD		Owner Name: NAPOLITANO ANTHONY J & DARLENE J NAPOLITANO		Owner Address: 56 BERNARD RD PORTLAND, ME 04103	
Business Name:		Contractor Name: n/a		Contractor Address:	
Lessee/Buyer's Name		Phone:		Permit Type: Change of Use - Dwellings	
Past Use: Single Family		Proposed Use: Single Family w/accessory dwelling		Zone: R3	
Permit Fee: \$105.00		Cost of Work: \$0.00		CEO District: 5	
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A		INSPECTION: Use Group: R Type: SB Existing use (housing)			
Signature: <i>JMB</i>		Signature: <i>JMB 5/6/13</i>			
Proposed Project Description: Change of use from single family to a single family with an accessory dwelling unit (unit already built)		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: bjs		Date Applied For: 03/12/2013		Zoning Approval	
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.. <i>E-Plan issued 6/8</i>		Special Zone or Reviews		Zoning Appeal	
		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Admin Author. 2013-076 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 3/12/13 <i>ABM</i>		<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved 4-0 <input type="checkbox"/> Denied Date: 3/17/13	
		Historic Preservation			
		<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 Date: <i>ABM</i>			

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

5-28-19

UP

LEGALIZATION
INSP - PASS

ECEL:

NEED
smoke / CO
SPEC - KITCHEN

OK



Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division



Location: 56 BERNARD RD

CBL: 437 E001001

Issued To: Napolitano Anthony J & Darlene J Napolitano/n/a

Issued Date: 05/31/2013

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. 201300474 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

BUILDING: Residential Two Family
ZONING: Single Family w/Accessory Dwelling
Unit

LIMITING CONDITIONS: This Certificate of Occupancy recognizes a pre-existing land use and does not certify compliance with the City's current building code. The inspection performed will be done pursuant to the City's Minimum Standards for Housing, The Housing Code. All violations shall be corrected prior to the final inspection.

Approved: _____

Inspector


Inspection Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.



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>56 BERNARD RD</u> <u>04103</u>		
Total Square Footage of Proposed Structure/Area <u>624</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>437</u> Block# <u>E-001</u> Lot# <u>-001</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Anthony J NAPOLITANO</u> Address <u>56 BERNARD RD</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>207-797-7542</u>
	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>30.00</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>105.00</u>
	Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Single Family with a ACCESSORY UNIT</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Change the use from single family to a single family w/ accessory dwelling unit - No construction</u>	
	Contractor's name: <u>N/A</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>See above SAME</u> 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, 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: Anthony J Napolitano Date: Feb. 13, 2013

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

x include plot plan
x include floor plan

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: March 8, 2013
RE: Action taken by the Zoning Board of Appeals on March 7, 2013.

Members Present: Gordon Smith (chair), William Getz, Sara Moppin (secretary) and Eric Larsson

Members Absent: Mark Bower

1. Old Business

A. Variance Appeal:

46-68 Commercial Street, Casco Bay Island Transit District, lessee, Tax Map 444, Block A, Lot 001, EWPZ Eastern Waterfront Port Zone: The Variance Appeal was first heard on January 17, 2013 where the Board voted to table it. Casco Bay Island Transit District is requesting that the outstanding portions of the Variance Appeal be withdrawn but requesting that the Board preserve the initial Board vote that concurred with the Zoning Administrator's opinion that the unsupported roof overhang of the proposed structure did not require a setback variance. **The applicant withdrew their withdrawal which the Board accepted.**

2. New Business

A. Conditional Use Appeal:

50-58 Bernard Road, Anthony & Darlene Napolitano, owners, Tax Map 437, Block E, Lot 001, R-3 Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-88(a)(2) to add an accessory dwelling unit to their single family home. Representing the appeal are the owners. **The Zoning Board of Appeals voted 4-0 to grant the appeal to add an accessory dwelling unit to the single family home.**

B. Conditional Use Appeal:

58-64 Pine Street, Princess K, LLC, owner, Tax Map 056, Block C, Lots 002 & 004, B-1 Neighborhood Business Zone: The appellant is seeking a Conditional Use Appeal under section 14-163(a)(1) to add a restaurant use to the existing retail use. Representing the appeal is Leslie Oster, General Manager of Aurora Provisions. **The Zoning Board of Appeals voted 4-0 to grant the appeal to add restaurant use to the existing retail use.**

1. The first part of the document is a list of names and addresses, which appears to be a directory or a list of contacts. The names are written in a cursive script, and the addresses are listed below them.

Date of inspection: 2-24-88

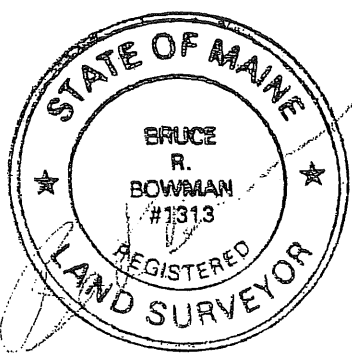
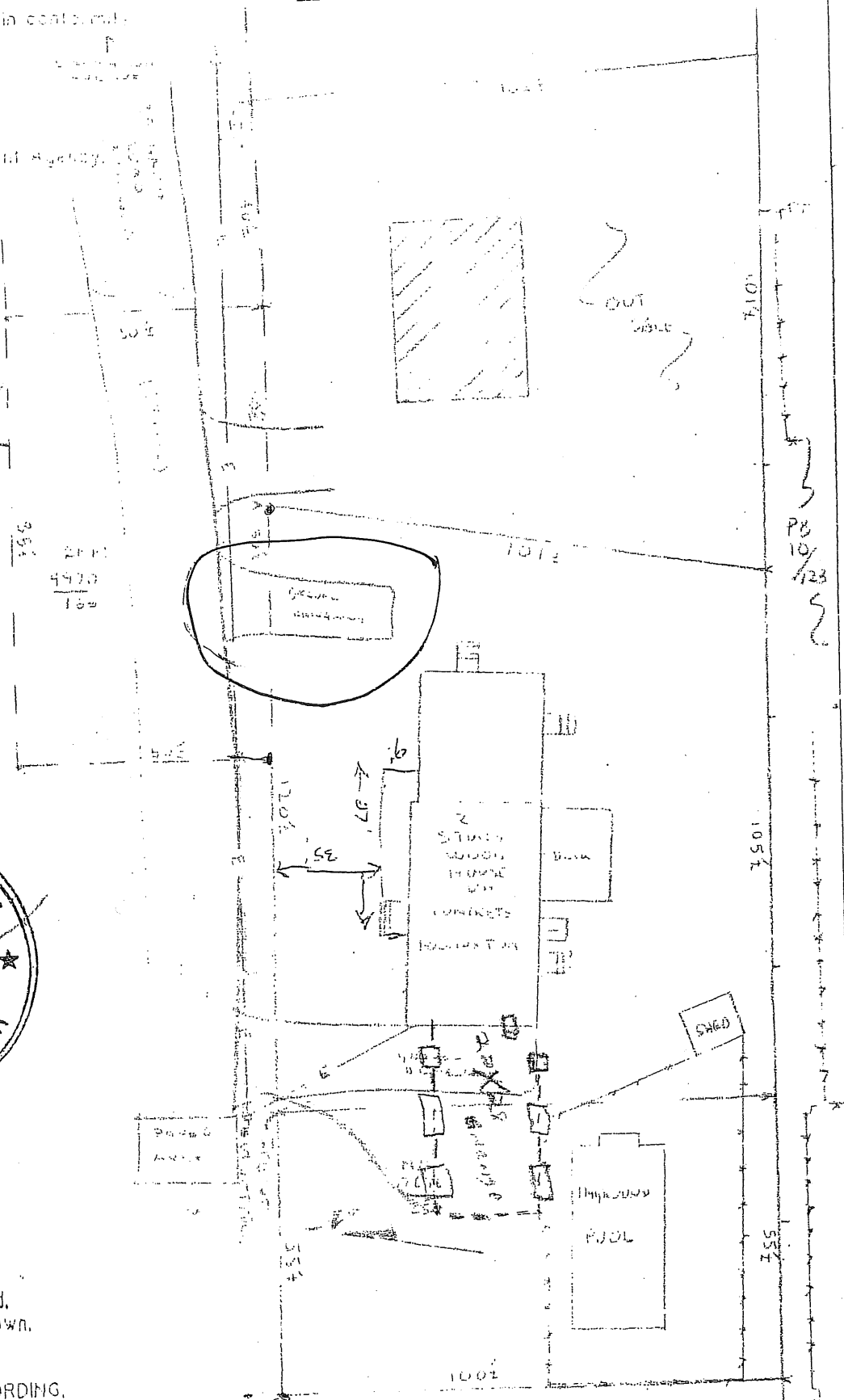
Scale: $1'' = 20'$

I HEREBY CERTIFY TO THE FACTS CONTAINED HEREIN

Federal Emergency Management Agency.

REPORT ()

Tom Markely
CBL 437-E-001



This property is subject to all rights and easements of record. Those that are evident are shown. This plan might not reveal conflicts within abutting deeds. **THIS PLAN IS NOT FOR RECORDING.**

PLAN BOOK _____ PAGE _____ LOT _____

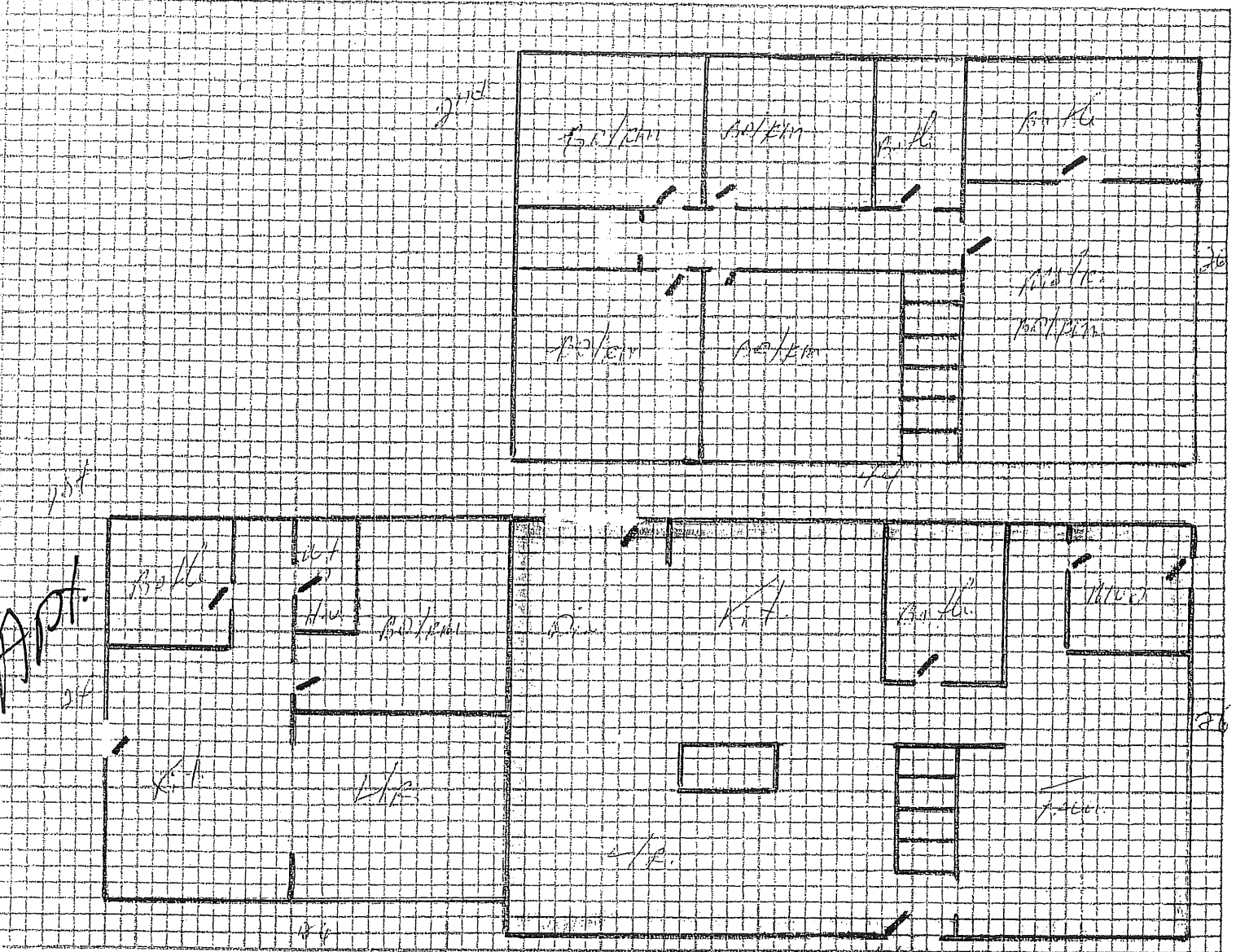
DEED BOOK 6109 PAGE 3 COUNTY CLATSOP AND Drawn By PRB

BRUCE R. BOYMAN R.L.S.
20 Forest Avenue
Cumberland,
Maine 04021
Phone: (207) 829-3959

MAP SKETCH ADDENDUM

Borrower/Client DANIEL NAPOLITANO
 Property Address 56 BERNARD ROAD City FORT LIND State ME.

BUILDING SKETCH



Former 1st Floor 11-26 BR/EN 11-26
LOCATION MAP (*SUBJECT PROPERTY) 1144 sq ft
 High light

