

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 060217

This is to certify that DONGO GERALDINE S / the owner
has permission to Change of use Single Family 2 unit, & 4x32 addition
AT 90 CHESLEY AVE

provided that the person or persons 1439, CO14001 accepting this permit shall comply with all of the provisions of the Statutes of the line 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.

PERMIT ISSUED
MAY 12 2006
CITY OF PORTLAND

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

Notification of inspection must be given and when permission procured before this building or part thereof is loaded or proposed-in-4 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

Jeannie Bonke 5/11/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

EXPIRED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0217	Issue Date:	CBL: 439 C014001
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Location of Construction: 90 CHESLEY AVE	Owner Name: DONGO GERALDINE S	Owner Address: 90 CHESLEY AVE	Phone: PERMIT ISSUED
Business Name:	Contractor Name: Home owner	Contractor Address: Portland	Phone: MAY 12 2006
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family Change of use Single Family to 2 unit, & 24x32 addition	Permit Fee: \$546.00	Cost of Work: \$50,000.00	CED District: 4
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Proposed Project Description: Change of use Single Family to 2 unit, & 24x32 addition	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: JMB 5/11/06 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:
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Permit Taken By: dmartin	Date Applied For: 02/06/2006
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EXPIRED

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..	Special Zone Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Parcel 7 - zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2-06-0654 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: 3/21/06 ABU	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved 5-0 <input type="checkbox"/> Denied 12/1/05 Date:	Historic Preservation <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:
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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

7/5/06 Footing/setback insp w/ Jim D. Surveyor pinned
off set on Driveway and stake in Rear. Also verified
Rear Right prop. marker. measured 14' 8" to string
for proposed wall to setback stake. Rear wall
is on ledge - Jim drilled & pinned into it for footing
pour. OK to proceed.

He is using ICF for Frost walls - I asked
him to call for insp before backfill. JMB

7/18/06 Forms in & conc poured in - verified left side
setback - Frost wall No drains OK to backfill
JMB

8/14/06 - Plumbing drains - OK to pour concrete

11/16/09 See Email explaining status - also permit
Comments in U.I. JMB

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0217	Issue Date:	CBL: 439 C014001
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Location of Construction: 90 CHESLEY AVE	Owner Name: DONGO GERALDINE S	Owner Address: 90 CHESLEY AVE	PERMIT ISSUED MAY 12 2006 Phone:
Business Name:	Contractor Name: Home owner	Contractor Address: Portland	
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family Change of use Single Family to 2 unit, & 24x32 addition	Permit Fee: \$546.00	Cost of Work: \$50,000.00	CITY OF PORTLAND COST OF DISTRICT: 4
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: JMB 5/11/06				

Proposed Project Description: Change of use Single Family to 2 unit, & 24x32 addition	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: dmartin	Date Applied For: 02/06/2006	Zoning Approval
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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..	<input type="checkbox"/> Flood Zone <i>Panel 7 - zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2006-0054</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK w/conditions</i> Date: 3/21/06 ABU	<input type="checkbox"/> Approved <i>5-0</i> <input type="checkbox"/> Denied <i>12/1/05</i> Date:	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:
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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 _____ ABXSS _____ 2118 _____ PHONE _____

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

8/14 inspected footing + walls - Insulated
CSH.

8/17/06 - inspected insulation plumbing under slab
w/ Pressure test + Radiant heat.

OK. to pour slab

Chris

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0217	Date Applied For: 02/06/2006	CBL: 439 C014001
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Location of Construction: 90 CHESLEY AVE	Owner Name: DONGO GERALDINE S	Owner Address: 90 CHESLEY AVE	Phone:
Business Name:	Contractor Name: Home owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Single Family Change of use Single Family to 2 unit, & 24x32 addition	Proposed Project Description: Change of use Single Family to 2 unit, & 24x32 addition
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EXPIRED**Dept:** Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/24/2006**Note:** **Ok to Issue:**

- 1) This permit is being approved under the conditions of the conditional use appeal (12/1/05). Number 6 under section A, pertains to the parking. The Zoning Board of Appeals approved the conditional use for parking based on plans. The driveway area submitted to the ZBA was much bigger than the one on the site plan submitted with the building permit. The new driveway must match the driveway shown on the plan for the conditional use appeal.
- 2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 05/11/2005**Note:** had to go to zoning for review - asked to prioritize **Ok to Issue:**

- 1) Permit approved based on the plans submitted, with revisions as dated, and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, or heating.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 03/22/2006**Note:** **Ok to Issue:**

- 1) Building permit will require you to provide egress details from both units.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 05/08/2006**Note:** **Ok to Issue:**

- 1) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 2) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 3) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 4) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 5) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 05/08/2006**Note:** Sent Letter on 4-19-06 **Ok to Issue:**

- 1) Cad drawings of approved site plan required prior to issuance of BP.

Location of Construction: 90 CHESLEY AVE	Owner Name: DONGO GERALDINE S	Owner Address: 90 CHESLEY AVE	Phone:
Business Name:	Contractor Name: Home owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwelling	

EXPIRED

2) 300.00 inspection fee required prior to issuance of building permit (paid 5/12)

Comments:

3/14/2006-tmm: permit was placed in our pile - needs to go to zoning for review first - sent to zoning

3/14/2006-amachado: Spoke with Jim. He needs to file application for minor site plan review, we need full size building plans, and he needs to add the rear deck to the site plan.

3/29/2006-jmb: Spoke w/Jim D. For details as noted on review checklist, he will come in to make revisions on 3/30

4/3/2006-jmb: Received plans for cantilevered balcony framing. Called Jim Dongo due to framing spans not meeting code. He will provide revisions and I will check w/Tammy on a plan she recently inspected.

4/12/2006-jmb: Spoke w/Jim D. For detail on cantilever balcony, he will use 2x10 pt sistered to existing 2x10 joists 16" oc, ok to issue when site plan is approved.

5/10/2006-jmb: Received site plan approval, ok to issue

10/22/2009-jmb: Jim Dongo called to renew the permit, it has been inactive for almost 2 years. I advised it will need to be applied for and updated again. Site plan is involved also. I advised he speak with Tammy.

11/16/2009-jmb: Jim D. Called inquiring on the status. I emailed Barbara B. And spoke with Ann M. Barbara confirmed in her email that she will allow a site plan exemption to continue with the work. Ann will call Jim and explain that he will need to apply to the ZBA for the conditional use appeal as the ordinance requires.

12/10/2009-amachado: Received letter from Jim Dongo explaining that he diligently pursued the construction after the permit was issued until he suffered a heart attack, and he wants to reactivate the permit to finish the hjob now that he has revoered fphysically & financially.

11/16/2009-amachado: Spoke to Jim Dongo. He argued that he had dildigently pursued construction until he suffered the heart attack. I asked him to send me a letter stateing the circumstances.

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>90 Chesley Ave.</u>		
Total Square Footage of Proposed Structure <u>768 sq. ft.</u>	Square Footage of Lot <u>9,198.3 sq. ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>439</u> Block# <u>C</u> Lot# <u>14</u> <u>C-20</u>	Owner: <u>Geraldine Dongo</u>	Telephone: <u>797-5587</u> <u>831-5114</u>
Lessee/Buyer's Name (if applicable) EXPIRED	Applicant name, address & telephone <u>Jim Dongo</u> <u>90 Chesley Ave.</u> <u>831-5114</u>	Cost Of Work: \$ <u>50,000</u> <u>\$5400</u> Fee: \$ <u>471.00</u> <u>75.00</u>
Current use: <u>back yard/Single Family</u>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME FEB - 6 - 2006 RECEIVED </div>	
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>in-law apartment</u>	Project description: <u>attached addition to main house</u>	
Contractor's name, address & telephone: <u>Jim Dongo 90 Chesley Ave.</u>		
Who should we contact when the permit is ready: <u>Jim Dongo</u>		
Mailing address: <u>90 Chesley Ave Portland Me. 04103</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. PHONE: <u>831-5114</u>		

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: <u>James Dongo</u>	Date: <u>2/6/06</u>
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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 4th floor of City Hall

113