

3 BOND STREET

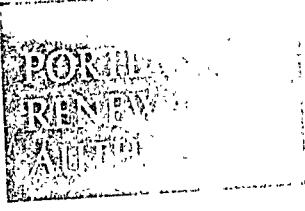
3. Point up all erroded mortar joints in foundation walls. 3A
4. Replace the missing, broken, cracked asbestos siding. 3A
5. Replace all broken and cracked glass.
6. Replace the deteriorated roof at rear porch. 3A
7. Repair cellar sashes.
8. Repair or replace the defective brick and mortar on chimney (2) in cellar and above roofline. 3E
9. Install missing cap on waste line in cellar. 6A

Interior, first floor

1. Repair or replace all cracked, loose or missing plaster in rear bedroom and rear hall and front bedroom. 3B
2. Repair or replace the loose or damaged ceiling cover in kitchen and bathroom.
3. Repair the flaky ceiling in den and livingroom.

Second floor

1. Repair or replace all cracked, loose or missing plaster in kitchen and both front bedrooms. 3B
2. Repair or replace all deteriorated wall covering in front and middle bedroom and front hall. 3B
3. Repair or replace the loose lavatory. 6A
4. Disconnect the extension cord(s) being used unlawfully in front bedroom and livingroom. 8D
5. Install or repair duplex outlet (2) in kitchen. 8A
6. Repair or replace defective door leading to attic. 3B



ROOM 315, CITY HALL
PORTLAND, MAINE 04111
774-8221

Board of Commissioners
PAUL M. FOLAN, Chairman
HORACE M. BUDD, Vice Chairman
JOHN H. MALCONIAN
THE REVEREND HAROLD A. McELWAIN
CHARLES W. REDMAN, JR.
THOMAS F. VALLEAU, Executive Director

Loc. 3 Bond Street
Proj: NDP 2
Block 57G
Issued: August 23, 1971 Expires: Sept. 23, 1971

Mr. David Cloutier
67 Columbia Road
Cape Elizabeth, Maine

Dear Mr. Cloutier:

An examination was made on August 19, 1971 of the premises located at 3 Bond Street, Portland, Maine by Rehabilitation Specialist Max Furrer. Violations of Municipal Codes relating to housing conditions were found as described below.

In accordance with the provisions of the above named codes you are required to correct these defects. Some repairs or improvements will require permits which are obtained from the Building, Health, Fire or other City Departments.

Financial assistance and construction advice are available from the federal government, by contacting the Neighborhood Development Program office at 247 Danforth Street, 774-3611. Please call us to discuss these before beginning work on your property.

Very truly yours,

Joseph E. Gray, Jr. (per H.C.)
Project Director

BY: *Bertrand E. Fournier*
Chief, Rehabilitation Services

HOUSING CODE REFERENCE

VIOLATIONS

Exterior

1. Repair or replace the deteriorated or broken flooring second fl. porch. 3D
2. Repair or replace the loose railing and post, second floor porch. 3D

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 56382
 Issued 11/27/67
 Portland, Maine Nov. 27, 1967

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address MARY GORMLEY Tel. 774-6366
 Contractor's Name and Address YORK ELEC. Tel. 774-6366
 Location 3 BOND ST. Use of Building Res.
 Number of Families 2 Apartments _____ Stores _____ Number of Stories 2
 Description of Wiring: New Work _____ Additions _____ Alterations _____
NEW 2 METER SERVICE
 Pipe _____ Cable Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No. Light Outlets _____ Plugs _____ Light Circuits _____ Plug Circuits _____
 FIXTURES: No. _____ Light Switches _____ Fluor. or Strip Lighting (No. feet) _____
 SERVICE: Pipe _____ Cable _____ Underground _____ No. of Wires _____ Size _____
 METERS: Relocated _____ Added _____ Total No. Meters _____
 MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____
 HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Electric Heat (No. of Rooms) _____
 APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) _____
 Elec. Heaters _____ Watts _____
 Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____
 Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
 Will commence 11-27 1967 Ready to cover in _____ 19 _____ Inspection _____ 19 _____
 Amount of Fee \$ 2.00 Signed Yorks Elec.

DO NOT WRITE BELOW THIS LINE

SERVICE METER _____ GROUND
 VISITS: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____
 7 _____ 8 _____ 9 _____ 10 _____ 11 _____ 12 _____
 REMARKS:

INSPECTED BY JW Hutton
 (OVER)

PERMIT TO INSTALL PLUMBING

11666

PERMIT NUMBER

Date Issued: 7-8-62
 PORTLAND PLUMBING INSPECTOR

Address: 7 Bond Street
 Installation For: Mrs. Roseline Landeck
 Owner of Bldg.: Mrs. Roseline Landeck
 Owner's Address: 3 Bond Street
 Plumber: Portland Gas Light Company Date: 7-8-62

By: J. P. Welch

APPROVED FIRST INSPECTION

Date: 7-10-62

By: [Signature]

APPROVED FINAL INSPECTION

Date: JUL. 10 1962

By: JOSEPH P. WELCH

- TYPE OF BUILDING
- COMMERCIAL
 - RESIDENTIAL
 - SINGLE
 - MULTI FAMILY
 - NEW CONSTRUCTION
 - REMODELING

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
1		HOT WATER TANKS	1	\$ 2.00
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		
			TOTAL	\$ 2.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER: 3397

Address: 3 Boise St.

Date Issued: 5-10-56

Installation For: Mrs. John Hanbury

By: J. P. Wulch
PORTLAND PLUMBING INSPECTOR

Owner's Address: 3 Boise St.

APPROVED FIRST INSPECTION

Plumber: C. Matthews Date: 5-10-56

Date: May 8-56

		PROPOSED INSTALLATIONS		NUMBER	FEE
NEW	REP'L				
		SINKS			
		LAVATORIES			
		TOILETS			
		BATH TUBS			
		SHOWERS			
		DRAINS			
		HOT WATER TANKS		3	1.40
		TANKLESS WATER HEATERS			
		GARBAGE GRINDERS			
		SEPTIC TANKS			
		HOUSE SEWERS			
		ROOF LEADERS (conn. to house drain)			
				Total	1.40

By: J. P. Wulch

APPROVED FINAL INSPECTION

Date: May 8-56

By: J. P. Wulch

- TYPE OF BUILDING
- COMMERCIAL
 - RESIDENTIAL
 - SINGLE
 - MULTI FAMILY
 - NEW CONSTRUCTION
 - REMODELING

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

SM 12-53

March 23, 1987

PERMIT # 0 BUILDING PERMIT APPLICATION Portland Previous permit #
APPLICANT FILL OUT I - ZONING AND DETAILS OF WORK ON REVERSE
Please insert N/A (not applicable) for any item not pertaining to your request

I. GENERAL INFORMATION
Location/address of construction 3 Bond Street Tel 871-1099
Owner or lessee's name Dennis Domini
Address

Contractor's name Owner Tel
Address SAME
Subcontractors:

II. NEW SUBDIVISION OR EXISTING LOT REFERENCE
Name
Lot
Block
Bk. & pg. Reg. / deeds
Date recorded

III. PROPOSED USE: CODE 103-2 If other, explain family Seasonal Condominium Apartment

IV. PAST USE:
V. OWNERSHIP: PUBLIC (Federal/State/local government) PRIVATE (Individual/corp./nonprofit)

VI. DESCRIPTION OF WORK:
Change of use from 2 to 3 family with new apt on 1st floor, this will be 2 family on 1st floor, alterations as per plans. 2 sheets of plans.

VII. BUILDING DIMENSIONS: length width square footage height #stories

VIII. EST. CONSTRUCTION COST: IX. GR. SQ. FT. OF LAND BUILDING

X. RESIDENTIAL BUILDINGS ONLY: BEDROOMS
1 BDRM 2 BDRMS 3 BDRMS
* NEW DWELLING UNITS WITH:
* EXISTING DWELLING UNITS WITH:

XI. RESIDENTIAL UNITS:
* NEW DWELLINGS
* EXISTING DWELLINGS
NET RESIDENTIAL UNITS

XII. SIGNATURE OF APPLICANT: Dennis Domini DATE: 3-23-87

XIII. ZONING: DISTRICT STREET FRONTAGE
SETBACKS: front back side side
ZONING BOARD APPROVAL: no yes (date)
PLANNING BOARD APPROVAL: no yes (date)

XIV. OFFICE USE:
TAX MAP
LOT
VALUE/STRUCTURE
PERMIT EXPIRATION

XV. CONDITIONAL USE: variance site plan subdivision shore and floodplain mgmt
special exception other (explain)

XVI. SIGNATURE OF FIELD INSPECTOR (CEO): DATE:

XVII. FEES:
base fee
subdivision fee
site plan review fee
other fees 25.00
ch of use tax 25.00
late fee
TOTAL 50.00

XVIII. SPACE FOR FIGURING / ADDITIONAL COMMENTS:

1. WATER SUPPLY <input type="checkbox"/> public <input type="checkbox"/> private	8. CHIMNEY * flues * fireplaces material
2. SEWER <input type="checkbox"/> public <input type="checkbox"/> private, type	9. FRAMING: floor joists
3. HEAT type fuel	size max on centers
4. FOUNDATION type thickness footing	ceiling joists
5. ROOF type pitch covering load	rafters
6. PLUMBING * tubs * showers * lavatories * laundry tubs * flushes * other	studs
SPRINKLER SYSTEM? <input type="checkbox"/> yes <input type="checkbox"/> no	wall studs
7. ELECTRICAL service entrance size * smoke detectors	10. If 1-story building w/ masonry walls: wall thickness height
NUMBER OF OFF-STREET PARKING SPACES: enclosed outdoors	11. BEDROOM WINDOWS height width sill height egress window? <input type="checkbox"/> yes <input type="checkbox"/> no

PLOT PLAN/DETAILS OF WORK ON REVERSE
White - Municipal Office
Green - Applicant
Yellow - CEO
Pink - Tax Assessor
Gold - GPCOG



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

3 Bond Street

February 1, 1988

Mr. Dennis Domini
3 Bond Street
Portland, Maine 04102

Dear Mr. Domini:

This is in reference to your application for a change of use for the building at 3-5 Bond Street, which is located in the R-6 Residence Zone on a lot containing 3,664 square feet of land area. Based on that lot size, you are entitled to have only three (3) apartments in the R-6 Residence Zone.

We cannot therefore approve a change of use for you to increase the number of apartments from three to five apartment units, due to the size of the lot on which the building is sited.

On December 2, 1987, there became effective a zoning amendment which affects the size of apartments in the R-6 Residence Zone. This states that no new apartment can be created which contains less than 600 square feet of floor area, and no existing apartment unit can be reduced to less than 1,000 square feet of floor area. A copy of these amendments is enclosed for your information and guidance.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

Enclosures: Floor Plans and Zoning Amendments

cc: P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer



CITY OF PORTLAND, MAINE

329 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 773-8431

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

April 7, 1988

Mr. Devais Domini
3 Bond Street
Portland, Maine 04107

Dear Mr. Domini:

This is in further reply to your application for a change of use from three to four apartment units for your residence at 3 Bond Street in the R-6 Residence Zone. Your original application was from three to five units.

In accordance with the changes you outlined on the telephone yesterday, I believe you should amend your plans for the change of use and give us more details concerning the actual dimensions involved in view of the recent minimum apartment sizes approved by the City Council on December 2, 1937, about which I wrote you on March 29th.

Please review your plans and advise this office how you plan to revise them to effect a change from three to four apartment units. I understand you own a total of 7,655 square feet of land area including Lots 57-G-13 and 57-G-14.

Copies of your floor plans are enclosed to assist you in providing the revised plans showing actual apartment dimensions for each unit in the house.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Copies of Floor Plans for 3 Bond St.

cc: P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement



CITY OF PORTLAND, MAINE

339 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-6451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFBAES, CHIEF
INSPECTION SERVICES DIVISION

March 29, 1988

Mr. Dennis Donahue
3 Bond Street
Portland, Maine 04102

Dear Mr. Donahue:

This is in further reference to your application for a change of use from three to five apartment units for the building at Bond Street in the R-6 Residence Zone. There has been a recent new amendment to the City Zoning Ordinance which went into effect on December 2, 1987. A copy of this amendment is enclosed.

In short, it says that the main apartment unit must be not less than 1,000 square feet of floor area, and that additional apartment units must be not less than 600 square feet of floor area each.

Please review your plans and advise us as to whether or not these proposed new units (particularly those on the third floor) meet the minimum apartment sizes as established by the City Council's amendment to the R-6 Residence Zone.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Amendment of R-6 Residence Zone

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffbaes, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer
Charles A. Lave, Associate Corporation Counsel

PERMIT # _____ CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to you. Proper plans must accompany form.

Owner: Dennis Domini 871-1098

Address: 3 Bond St., Portland, Me. 04102

LOCATION OF CONSTRUCTION: 3 Bond Street

CONTRACTOR: _____ SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: \$8,000.00 Type of Use: 3-Family

Post: 3-Family

Building Dimensions L: _____ W: _____ Sq. Ft.: _____ # Stories: _____ Lot Size: _____

As Proposed Use: Seasonal Condominium Apartment

Change of Use from 3-Family to 2-Family

1st Fl., 2nd Fl., 3rd Fl., 4th Fl., 5th Fl., 6th Fl., 7th Fl., 8th Fl., 9th Fl., 10th Fl., 11th Fl., 12th Fl.

COMPLETE ONLY IF THE NUMBER OF UNITS IS CHANGING: 2nd Fl., 1st Fl., 2nd Fl., 3rd Fl., 4th Fl., 5th Fl., 6th Fl., 7th Fl., 8th Fl., 9th Fl., 10th Fl., 11th Fl., 12th Fl.

Residential Buildings Only: Renovations to 3rd

Of Dwelling Units: _____ # Of New Dwelling Units: _____

Foundation:

1. Type: _____

2. Set Back: Front _____ Rear _____ Sides _____

3. Footings Size: _____

4. Foundation Size: _____

5. C: _____

Floors:

1. Sills Size: _____ Sills must be anchored.

2. Header Size: _____

3. Wall Column Spacing: _____

4. Joist Size: _____ Spacing: _____

5. Bridging Type: _____ Size: _____

6. Floor Sheathing Type: _____ Size: _____

7. Other Material: _____

Exterior Walls:

1. Studding Size: _____ Spacing: _____

2. No. windows: _____

3. No. Doors: _____

4. Header Size: _____ Span(s): _____

5. Bracing: Yes _____ No _____

6. Corner Post Size: _____

7. Insulation Type: _____ Size: _____

8. Sheathing Type: _____ Size: _____

9. Siding Type: _____ Weather Exposure: _____

10. Masonry Materials: _____

11. Metal Fasteners: _____

Interior Walls:

1. Studding Size: _____ Spacing: _____

2. Header Size: _____ Span(s): _____

3. No. Covering Type: _____

4. Fire Rating: _____

5. Other Materials: _____

For Official Use Only	
Date: <u>JANUARY 27, 1988</u>	Subdivision: Yes / No _____
Inside Fire Module: _____	Name: _____
Edge Code: _____	Fee: _____
Time Limit: _____	Block: _____
Estimated Cost: <u>\$8,000.00</u>	Permit Expiration: _____
Value Structure: _____	Ownership: _____ Public _____ Private _____
Fee: <u>\$200.00</u>	

Ceiling:

1. Ceiling Joist Size _____
2. Ceiling Sheathing Size _____ Spacing: 16" o.c.
3. Type Ceiling: _____
4. Insulation Type _____ Size: _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other: _____

Chimneys:

Type: _____ Number of Fire Places: _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required: Yes _____ No _____

Grading:

1. Approval of soil test if required: Yes _____ No _____
2. No. of Tubes in Shower: _____
3. No. of Flushes: _____
4. No. of Lavatories: _____
5. No. of Other Fixtures: _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____
3. Must conform to National Electrical Code and State Law

Zoning:

District: _____ Frontage Req: _____ Front _____ Side _____

Requires Setbacks: Front _____ Back _____ Side _____

Requires: _____

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance: _____ Site Plan: _____

Shore and Floodplain Mgmt: _____ (Social Exception) _____

Other: _____ (Explain) _____

Date Approved: _____

Permit Received By: Joyce M. Rinaldi

Signature of Applicant: _____ Date: 1/27/88

Signature of CEO: _____

Inspector Davis: _____



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date March 29, 1989, 19
 Receipt and Permit number 00179

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 3 Bond Street
 OWNER'S NAME: Dennis Domini ADDRESS: same

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES: (number of)	
Incandescent _____ Flourescent _____ (not strip) TOTAL _____	
Strip Flourescent _____ ft. _____	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL, amperes _____	
METERS: (number of) <u>X</u> _____	.50
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans _____	Others (denote) _____
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners: Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____	INSTALLATION FEE DUE: _____
FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____	DOUBLE FEE DUE: _____
	TOTAL AMOUNT DUE: <u>5.00 min.</u>

INSPECTION:
 Will be ready on March 29, 1989 19; or Will Call _____
 CONTRACTOR'S NAME: G and M elec
 ADDRESS: PO Box 1487 Ptld
 TEL.: _____
 MASTER LICENSE N.J.: 8944 SIGNATURE OF CONTRACTOR: Fredrick Green
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS —

INSPECTIONS: Service Meter by Russ
Service called in 3/3/89
Closing-in _____ by _____

PROGRESS INSPECTIONS: _____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____

Permit Number 00179
Location 3800 14th Avenue
Owner Plumbing & Electric
Date of Permit 3/28/89
Final Inspection 3/3/89
By Inspector Russ
Permit Application Register Page No. 59

DATE:	REMARKS:

CODE
COMPLIANCE
COMPLETED
DATE 3/29/89

INSPECTOR: _____
CONTRACTOR'S COPY — BRICK
OFFICE OF THE COMMISSIONER
STATE OF CALIFORNIA
DIVISION OF PERMITTING
CONTROL NO. _____
DATE _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 3 Bond Street

Issued to Jennie Downer

Date of Issue April 12, 1939

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. 88/488, 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

4 Family Dwelling

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

(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.

PERMIT # **000488**

CITY OF Portland

BUILDING PERMIT APPLICATION

MAP #

LOT#

Please fill out any part which applies to the job. Proper plans must accompany form.

Owner: Dennis Do 1220-9546 W

Address: 3 Bond St. 04102

LOCATION OF CONSTRUCTION: Street

CONTRACTOR: _____ SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: \$8,000.00 Type of Use: 4B-Family

Past Use: 3-Family

Building Dimensions: L _____ W _____ Sq. Ft. _____ # Stories _____ Lot Size _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain 4B-Family, 1st. Fl., 2fam, -2nd. Fl., 2 fam.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE 3rd. Fl., 1-Fam.

Residential Buildings Only: _____ # Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation: _____

- 1. Type of Soil: _____
- 2. Set Backs - Front _____ Rear _____ Side(s) _____
- 3. Footings Size: _____
- 4. Foundation Size: _____
- 5. Other _____

Floor: _____

- 1. Sills Size: _____ Sills must be anchored.
- 2. Girder Size: _____
- 3. Lally Column Spacing: _____ Size: _____
- 4. Joists Size: _____ Spacing 16" O.C.
- 5. Bridging Type: _____ Size: _____
- 6. Floor Sheathing Type: _____ Size: _____
- 7. Other Material: _____

Exterior Walls: _____

- 1. Studding Size _____ Spacing _____
- 2. No. windows _____
- 3. No. Doors _____
- 4. Header Sizes _____ Span(s) _____
- 5. Bracing: Yes _____ No _____
- 6. Corner Posts Size _____
- 7. Insulation Type _____ Size _____
- 8. Sheathing Type _____ Size _____
- 9. Siding Type _____ Weather Exposure _____
- 10. Masonry Materials _____
- 11. Metal Materials _____

Interior Walls: _____

- 1. Studding Size _____ Spacing _____
- 2. Header Sizes _____ Span(s) _____
- 3. Wall Covering Type _____
- 4. Fire Wall if required _____
- 5. Other Materials _____

8821 13 1988

White-Tax Assesor

Yellow-GPCOG

White Tag-GPCOG

© Copyright GPCOG 1987

151 Mr. Leary

For Official Use Only	
Date: <u>January 27, 1988</u>	Subdivision: Yes / No _____
Inside Fire Limits: _____	Name: _____
Bldg Code: _____	Lot: _____
Time Limit: _____	Block: _____
Estimated Cost: <u>\$8,000.00</u>	Permit Expiration: _____
Value/Structure: _____	Ownership: _____ Public _____ Private _____
Fee: <u>\$65.00</u>	

Ceiling: _____ **PERMIT ISSUED**

- 1. Ceiling Joists Size: _____
- 2. Ceiling Strapping Size _____ Spacing _____
- 3. Type Ceilings: _____ MAY 10 1988
- 4. Insulation Type _____ Size _____
- 5. Ceiling Height: _____

Roof: _____ **City Of Portland**

- 1. Truss or Rafter Size _____ Span _____
- 2. Sheathing Type _____ Size _____
- 3. Roof Covering Type _____
- 4. Other _____

Chimneys: _____

Type: _____ Number of Fire Places _____

Heating: _____

Type of Heat: _____

Electrical: _____

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing: _____

- 1. Approval of soil test if required 00 Yes _____ No _____
- 2. No. of Tubs or Showers _____
- 3. No. of Flushes _____
- 4. No. of Lavatories _____
- 5. No. of Other Fixtures _____

Swimming Pools: _____

- 1. Type: _____
- 2. Pool Size: _____ x _____ Square Footage _____
- 3. Must conform to National Electrical Code and State Law.

Zoning: _____

District R-6 Street Frontage Req. _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____

Review Required: _____

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt. _____ Special Exception _____

Other (Explain) _____

Date Approved: OK

Permit Received By Joyce M. Rinaldi

Signature of Applicant: _____ Date 11/20/88

Signature of CEO: _____ Date _____

Inspection Dates: _____

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ 25.00

Subdivision Fee \$ _____

Site Plan Review Fee \$ _____

Other Fees \$ _____

(Explain) _____

Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS *5-13-88 This plan after all is being split up to be used
 in bedrock. This will be combined with the second plan
 7-9-88. Structural work still needs completion in bedrock.*

Signature of Applicant: Dennis Domini

Date: January 27, 1988

BUILDING PERMIT REPORT

DATE: 10/17/88
 ADDRESS: 3 Bond Street
 REASON FOR PERMIT: Change of Use from 3-Family to 4 Family dwelling
 BUILDING OWNER: Dennis Dordin
 CONTRACTOR: ''
 PERMIT APPLICANT: ''
 APPROVED: DENIED

CONDITION OF APPROVAL OR DENIAL:

- *1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- *2.) 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.
- *3.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- *4.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- *5.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

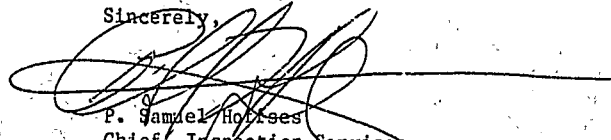
In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

- 6.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fireresistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- 7.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.
- 8.) 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."

Sincerely,


P. Samuel Holmes
Chief, Inspection Services

/ksc
11/9/87



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

3 Bond Street

April 7, 1988

Mr. Dennis Domini
3 Bond Street
Portland, Maine 04102

Dear Mr. Domini:


This is in further reply to your application for a change of use from three to four apartment units for your residence at 3 Bond Street in the R-6 Residence Zone. Your original application was from three to five units.

In accordance with the changes you outlined on the telephone yesterday, I believe you should amend your plans for the change of use and give us more details concerning the actual dimensions involved in view of the recent minimum apartment sizes approved by the City Council on December 2, 1987, about which I wrote you on March 29th.

Please review your plans and advise this office how you plan to revise them to effect a change from three to four apartment units. I understand you own a total of 7,655 square feet of land area including Lots 57-G-13 and 57-G-14.

Copies of your floor plans are enclosed to assist you in providing the revised plans showing actual apartment dimensions for each unit in the house.

Sincerely,


Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Copies of Floor Plans for 3 Bond St.

cc: P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

3 Bond Street

February 1, 1988

Mr. Dennis Domini
3 Bond Street
Portland, Maine 04102

57-G-13 3991 (Blk)
57-G-14 3664

7655 #1

Dear Mr. Domini:

This is in reference to your application for a change of use for the building at 3-5 Bond Street, which is located in the R-6 Residence Zone on a lot containing 3,664 square feet of land area. Based on that lot size, you are entitled to have only three (3) apartments in the R-6 Residence Zone.

We cannot therefore approve a change of use for you to increase the number of apartments from three to five apartment units, due to the size of the lot on which the building is sited.

On December 2, 1987, there became effective a zoning amendment which affects the size of apartments in the R-6 Residence Zone. This states that no new apartment can be created which contains less than 600 square feet of floor area, and no existing apartment unit can be reduced to less than 1,000 square feet of floor area. A copy of these amendments is enclosed for your information and guidance.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

Enclosures: Floor Plans and Zoning Amendments

cc: P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer

*O.K. for
change from
3 to 4 apts*



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

3 Bond Street

March 29, 1988

Mr. Dennis Domini
3 Bond Street
Portland, Maine 04102

Dear Mr. Domini:

This is in further reference to your application for a change of use from three to five apartment units for the building at 3 Bond Street in the R-6 Residence Zone. There has been a recent new amendment to the City Zoning Ordinance which went into effect on December 2, 1987. A copy of this amendment is enclosed.

In short, it says that the main apartment unit must be not less than 1,000 square feet of floor area, and that additional apartment units must be not less than 600 square feet of floor area each.

Please review your plans and advise us as to whether or not these proposed new units (particularly those on the third floor) meet the minimum apartment sizes as established by the City Council's amendment to the R-6 Residence Zone.

Sincerely,

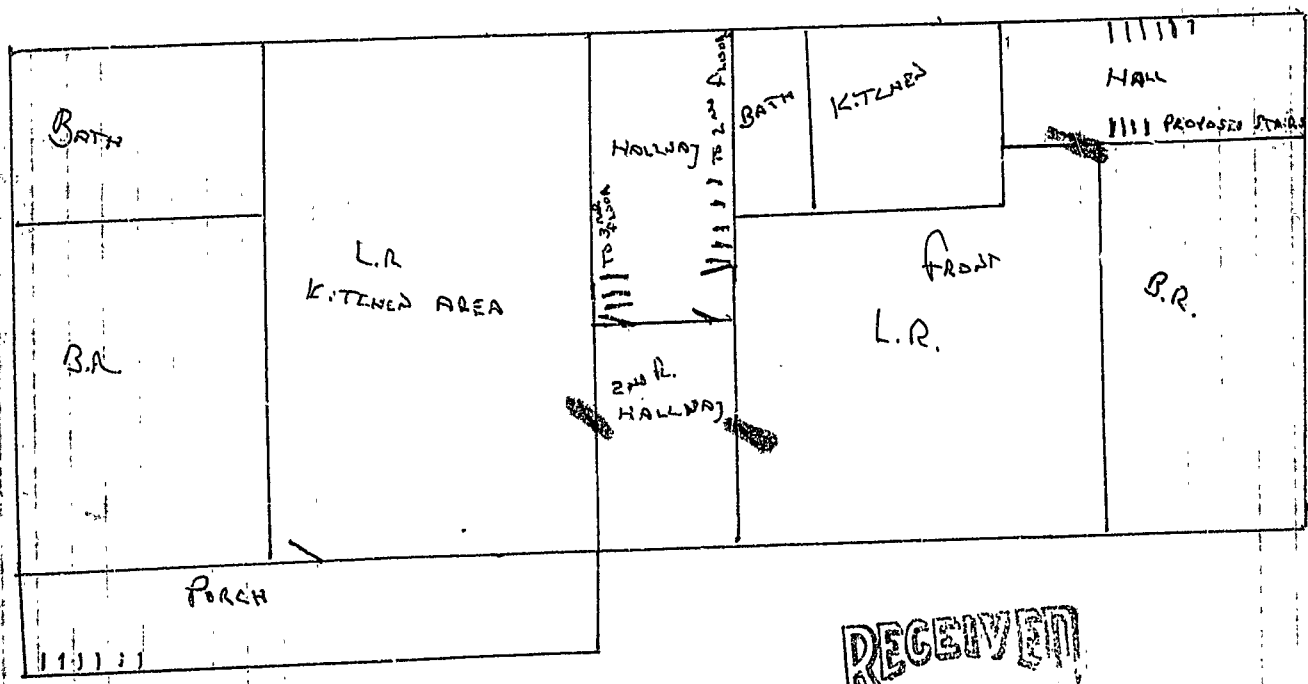
Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Amendment of R-6 Residence Zone

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

NEW CONSTRUCTION
CONSISTS OF FIRE DOORS ONLY.

~~2ND FLOOR~~
2 Units



RECEIVED

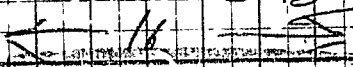
JAN 27 1988
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CITY OF PORTLAND

3 Bonds

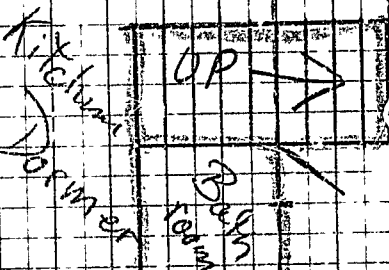
3RD Fl.
1 Unit

ONLY NEW CONSTRUCTION.

DORMER SYSTEM OF RECA
3 Bond St.



Dead Room



Bed Room

Bed Room

20'

Hall

Outside 2ND
Floor Stairs

Bed Room

RECEIVED

JAN 27 1988

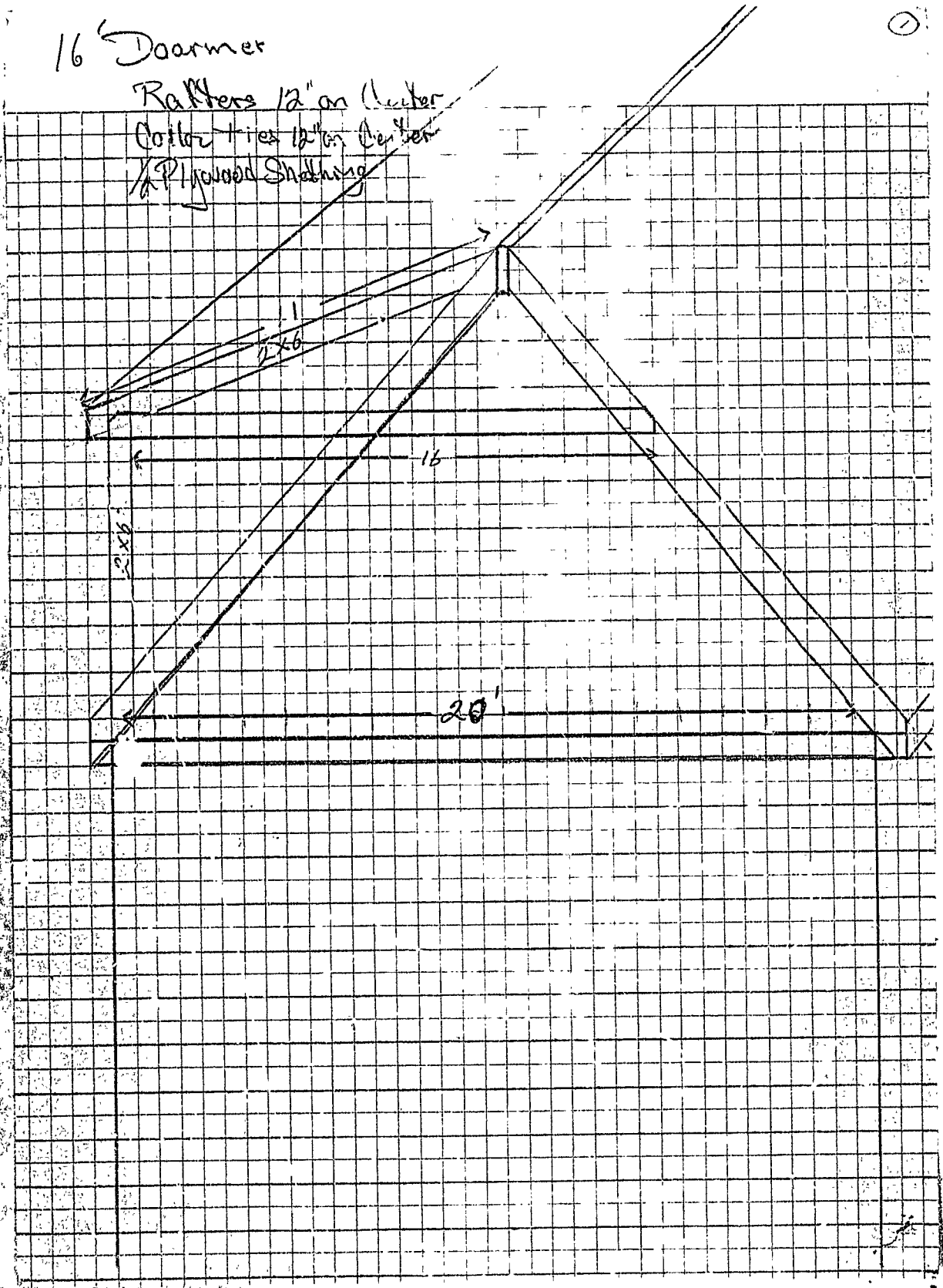
DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

(OVER)

Vertical handwritten notes on the right side of the grid, including the word 'Kitchen' and other illegible scribbles.

16' Joarder

Rafters 12" on Center
Collar Ties 12" on Center
Plywood Sheathing



3RD FL.

1 SQ = 6"

HALL WIDTH 3'0"
STAIR TREAD 10"
STAIR RISE 7"

3 Bond W.

HALLWAY TO BE SHEATHED 1/2" 5/8" SHEETROCK
STUDS 16" O.C.
3 STRINGERS 2" X 12"

UPSTAIRS BATH ROOM WALL

SHOWN ON OTHER SKETCH

RECEIVED

JAN 27 1988

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CITY OF PORTLAND

* 2'8" X 6'8"
STEEL FIRE RATED DOOR
NON-POLY FILLED

2x6x16 - 12 -

Drip Edge - 6 -

Roofing = 3 Sq -

2 Windows ^{of} Entry & Kitchen

Windows Measure -

Clapboards

Trim -

Applicant: *Dennis Domini*

Date: *April 6, 1988*

Address: *3 Bond St.*

Assessors No.: *57-6-13714*

Lot 13 3891

Lot 14 3664

7655 sq ft.

CHECK LIST AGAINST ZONING ORDINANCE

- Date -
- Zone Location - *R-6*
- Interior or corner lot -
- Use -
- Sewage Disposal -
- Rear Yards -
- Side Yards -
- Front Yards -
- Projections -
- Height -
- Lot Area - *7655 sq ft.*
- Building Area -
- Area per Family -
- Width of Lot -
- Lot Frontage -
- Off-street Parking -
- Loading Bays -

No changes to first floor

2nd + 3rd - 2 Town-house Units

Basement - 1 apt

- Site Plan -
- Shoreland Zoning -
- Flood Plains -

WARREN, AS YOU CAN SEE, THIS SKETCH
REPRESENTS THE 3RD FLOOR WHICH HAS THE
SAME SQUARE FOOTAGE AS THE SECOND. ALSO, AS
YOU CAN SEE, THE FRONT UNIT WILL HAVE
MORE THAN THE REQUIRED 1000 SQ FT. AND
THE NEWLY CREATED REAR UNIT WILL HAVE MORE
THAN THE REQUIRED AMOUNT OF SQUARE FOOTAGE REQUIRED
FOR A NEW UNIT UNDER THE NEW REQUIREMENTS.

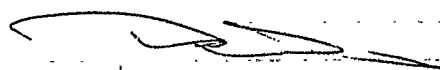
PLEASE KEEP IN MIND THE FACT THAT THE ORIGINAL UNIT
CONTAINS TWO FLOORS AT APPROX. 1900 SQ FT INCLUDING
HALLWAYS WHICH WILL BE SPLIT INTO TWO UNITS

(WHEN YOU AGREED IN PERSON, ON MY TWO TRIPS

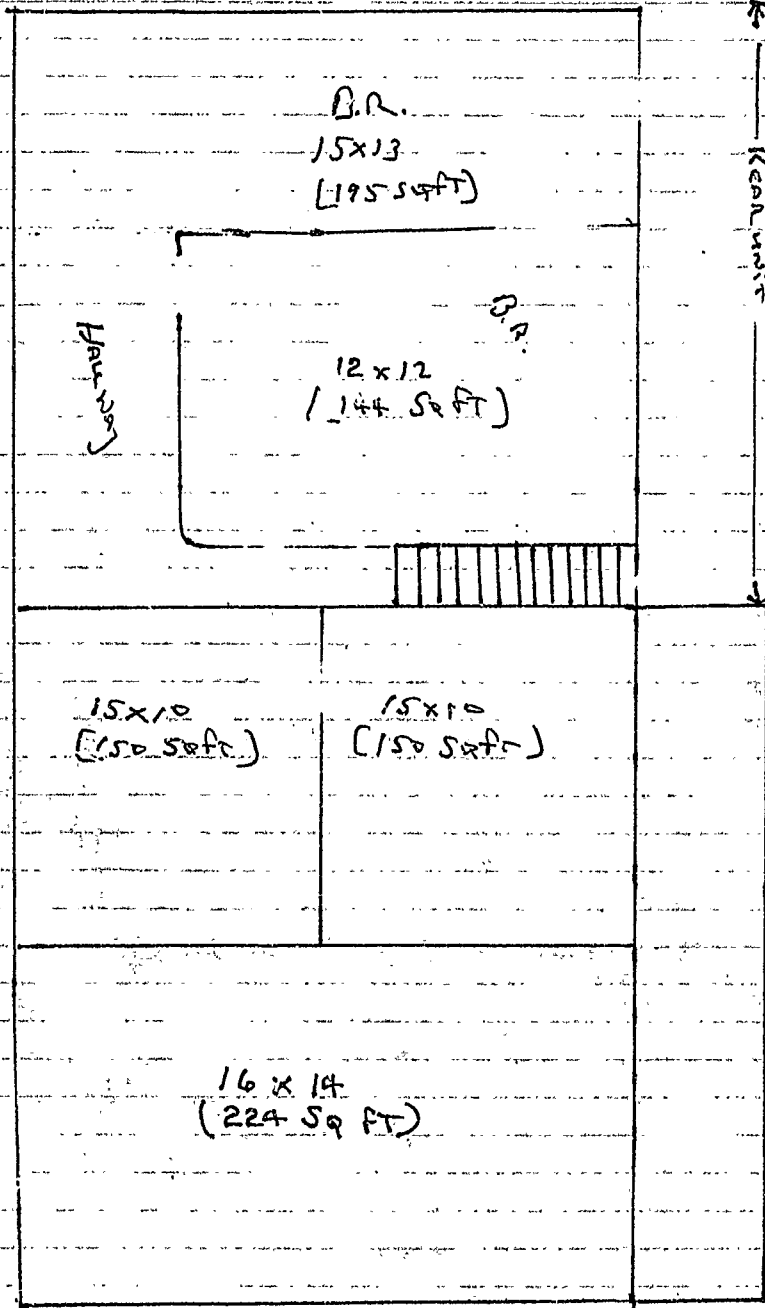
TO CITY HALL TO MEET WITH YOU, THAT SQUARE
FOOTAGE PER UNIT UNDER THE NEW RULES WOULD PERMIT)

SO CONSIDERING THE INFORMATION GIVEN, I ASK GIVEN
THE TIME INVOLVED, IF NOT GRANTED PERMISSION, CALL
ME AT 220-6521 FOR ADDITIONAL INFORMATION.

THANK YOU IN ADVANCE FOR YOUR COOPERATION.



3rd FLOOR



HALLWAY

B.R.
15x13
(195 sq ft)

B.A.
12x12
(144 sq ft)

15x10
(150 sq ft)

15x10
(150 sq ft)

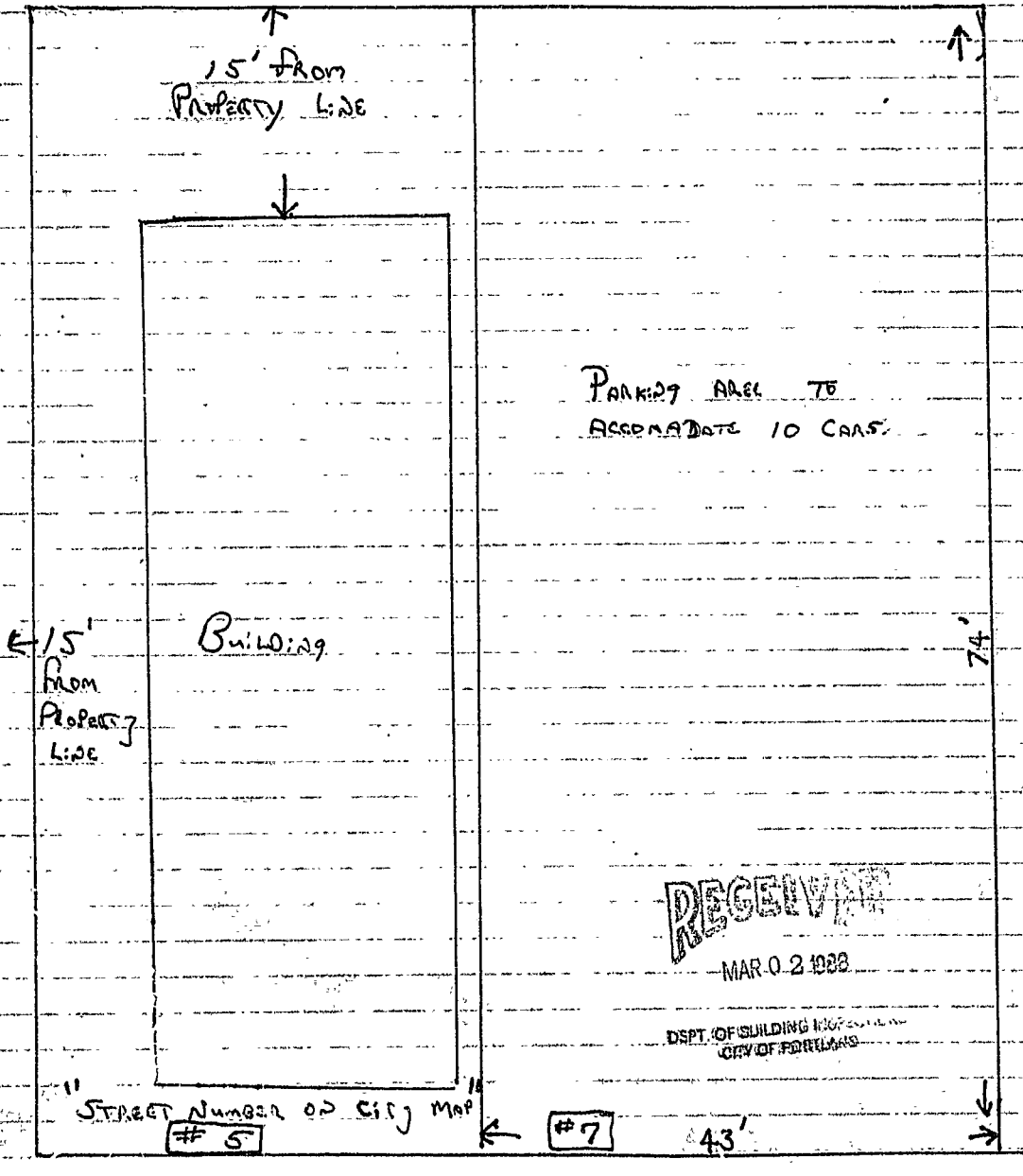
16x14
(224 sq ft)

Rear Wall

4
3
2
1

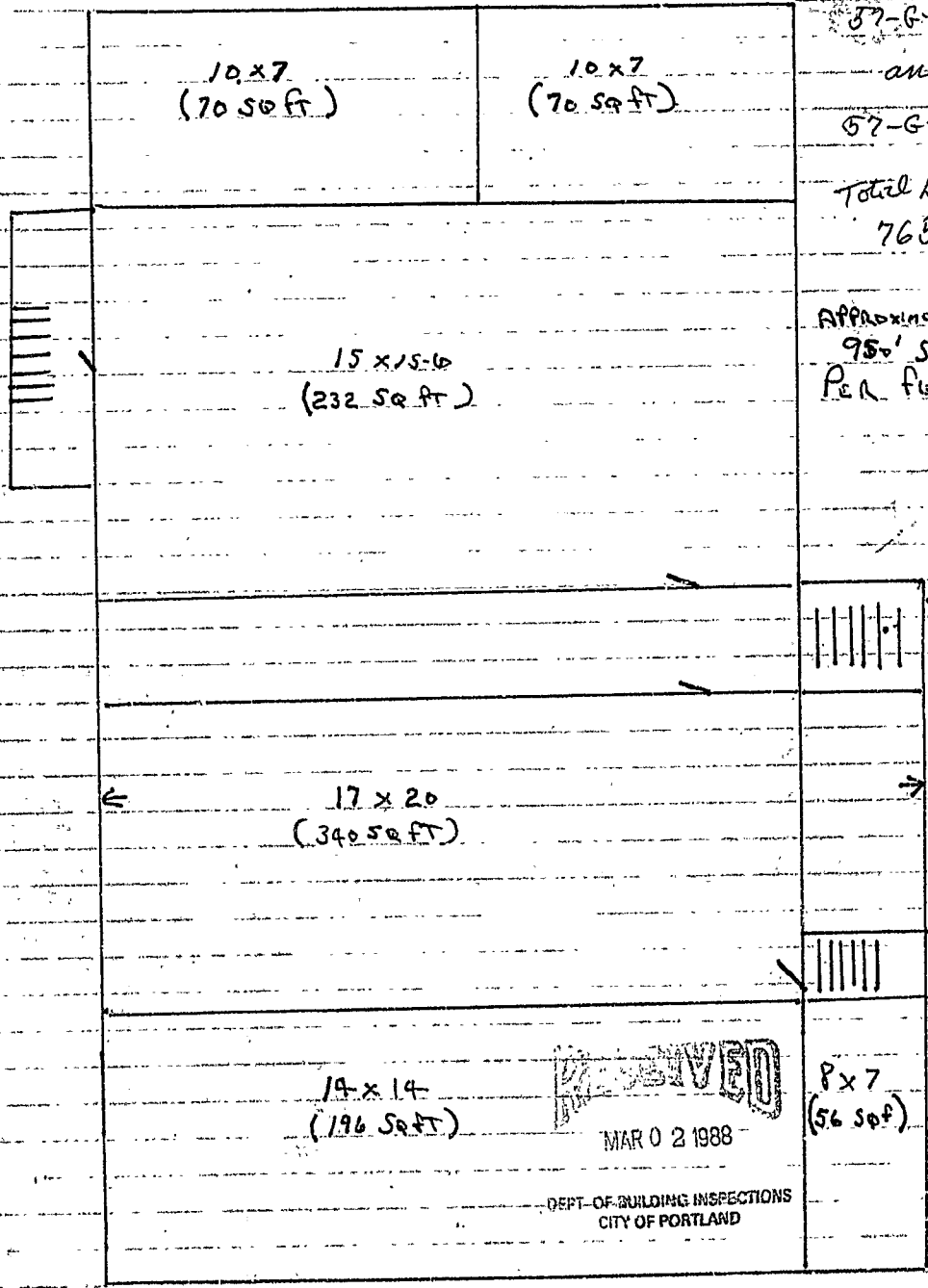
770-2211

PLOT PLAN



3 BOND ST

2ND FLOOR #3 BOND STREET



57-G-13

and

57-G-14

Total Lot Area
7655 sq ft.

APPROXIMATELY
95' SQ FT
PER FLOOR

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MAR 0 2 1988

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

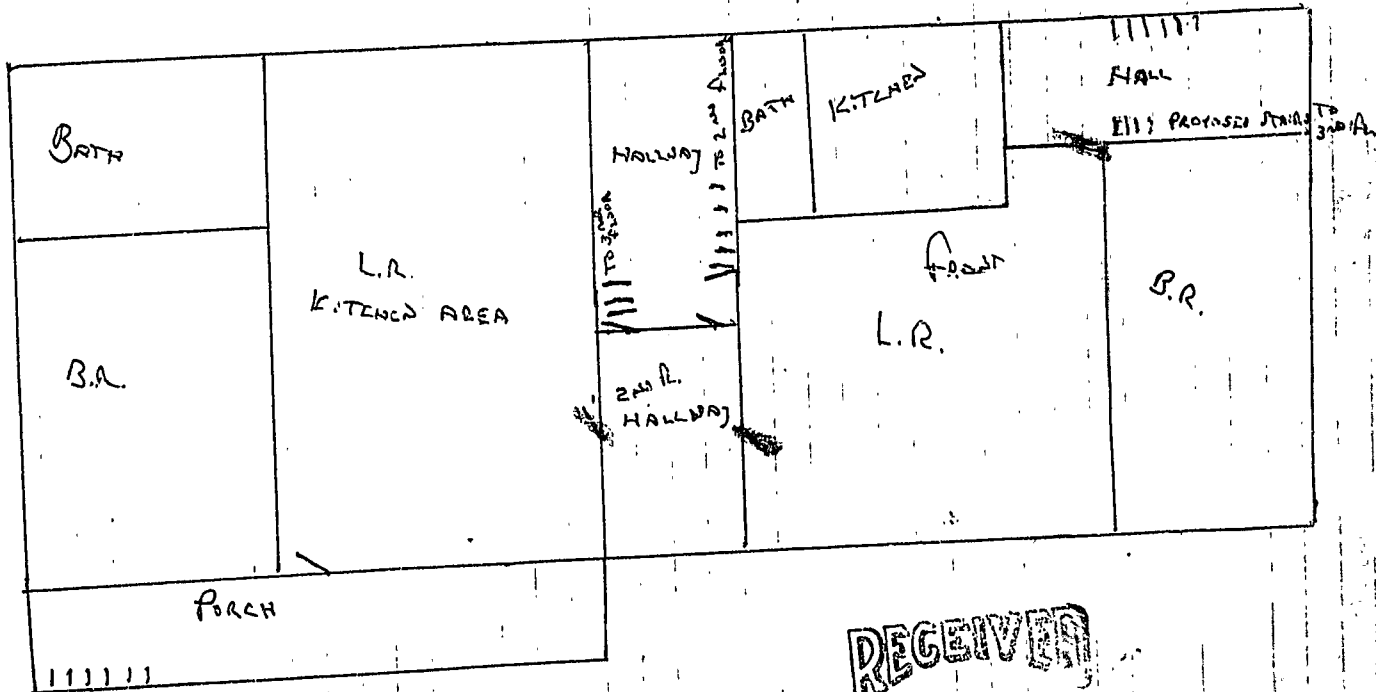
3rd FLOOR 5 EXISTING BEDROOMS

PROPOSE TO REDUCE THE UNIT TO APPROX 1150 SQ FT & ADD 725 SQ FT UNIT.

NEW CONSTRUCTION
CONSISTS OF FIRE DOORS ONLY.

2nd Floor

2 Units



RECEIVED

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CITY OF PORTLAND

3 Bondy

3RD Fl.
1 Unit

ONLY
NEW CONSTRUCTION.

DORMER SKETCH ON REAR
3 Bond St.

← N →

Dead Room

Kitchen
DR
Bath
Former
Form

Bedroom

Bedroom

20'

Hall

Outside 2ND
Floor Stairs

Bedroom

RECEIVED

JAN 27 1988

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

(OVER)

[Handwritten signature/initials]

3RD FLOOR

1 SQ = 6"

HALL WIDTH 3'0"
STAIR TREAD 10"
STAIR RISE 7"

3 Bond

HALLWAY TO BE SHEATHED 1/2" SHEETROCK
STUDS 16" O.C.
3" STRINGERS 2" X 12"

↘ UPSTAIRS BATH ROOM
WALL

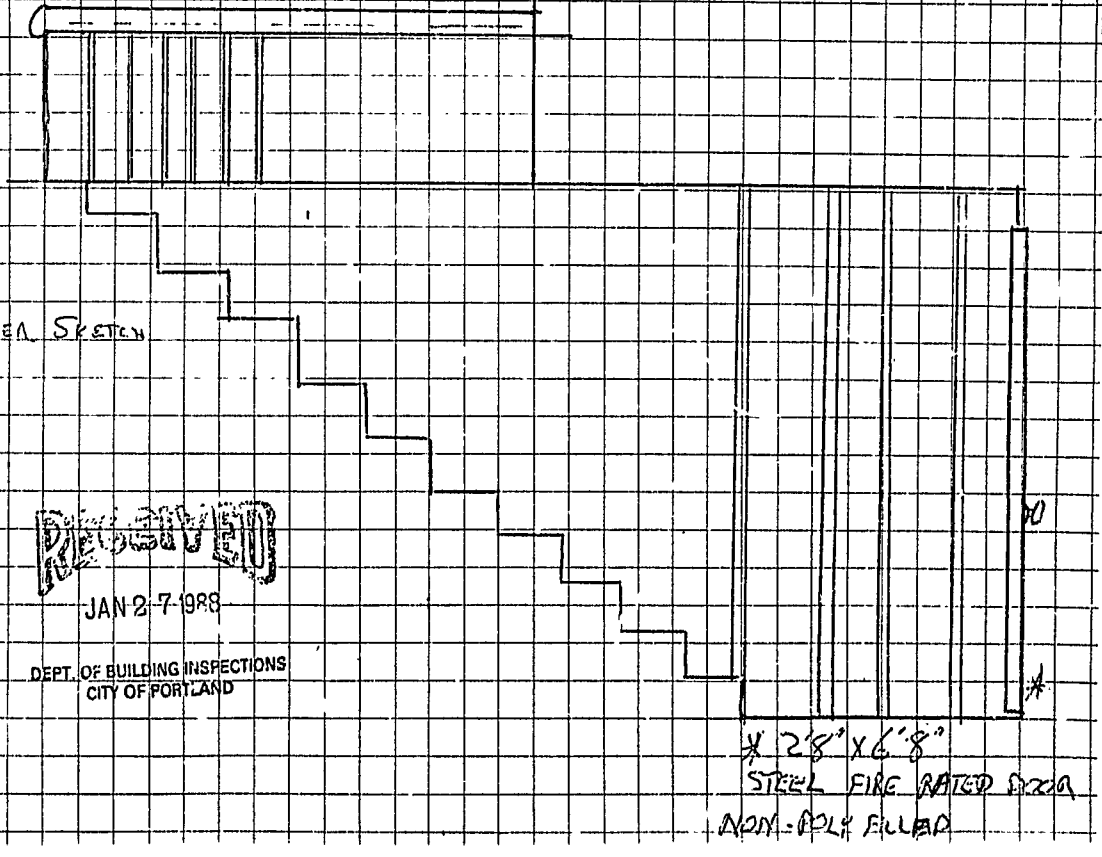
SHOW ON OTHER SKETCH

RECEIVED

JAN 27 1988

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CITY OF PORTLAND

* 2'8" X 6'8"
STEEL FIRE RATED DOOR
NON-POLY FILLED





CITY OF PORTLAND, MAINE

389 CONGRESS STREET
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DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

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