



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

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



CITY OF PORTLAND, MAINE

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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
Zoning Enforcement Inspector

Enclosures: Floor Plans and Zoning Amendments

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

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

APR - 1 1987

RECEIVED

Back entrance



Bond St.

15 100th St

Front Entrance

BUILDING PERMIT REPORT

DATE: 2/APRIL/87

ADDRESS: 3 Bond St.

REASON FOR PERMIT: 2 to 3 Family

BUILDING OWNER: Dennis Domini

CONTRACTOR: Samuel

PERMIT APPLICANT A

APPROVED: Plans 1 thru 6 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.) Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for the sleeping areas.
- 4.) 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.
- 5.) 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).

6.) In addition to any automatic fire alarm system required by Sections 1716.3.2 and 1716.3.3, 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).

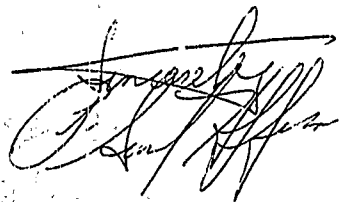
In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

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.

7.) 608.1 Attached garages: 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 fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of ½-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 (102mm) above the garage floor. The door opening protectives shall be 1 ¾-inch solid core wood doors or approved equivalent.

608.1.1 Separation by breezeway: A garage separated by a breezeway not less than 10 feet (3048mm) in length from a building of Use Group R-3 may be of type 5B construction, but the junction of the garage and breezeway shall be firestopped to comply with the requirements of Section 1420.0.

A handwritten signature in cursive script, likely of a professional or official nature, located at the bottom of the page.

March 23, 1987

PERMIT # BUILDING PERMIT APPLICATION **Portland** Previous permit #
APPLICANT FILL OUT I - VIII 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 871-1098
Owner or lessee's name Dennis Domini
Address same

Contractor's name Owner Tel. PERMIT ISSUED
Address same

Subcontractors: _____
APR 2 1987
City of Portland

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

III. PROPOSED USE: CODE 104-3 Family Seasonal _____ Condominium _____ Apartment _____
If other, explain _____

IV. PAST USE: 103-2 Family

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, alterations as per plans. 2 sheets of plans.

PERMIT ISSUED WITH LETTER

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

VIII. EST. CONSTRUCTION COST: 1,000 IX. GR. SQ. FT. OF LAND _____ BUILDING _____

X. RESIDENTIAL BUILDINGS ONLY: #BEDROOMS
#NEW DWELLING UNITS WITH: 1 BDRM 2 BDRMS 3 BDRMS
#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 R-6 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
late fee _____ 25.00
TOTAL _____ 50.00

XVIII. SPACE FOR FIGURING / ADDITIONAL COMMENTS:
OK for further work 3/30/87
James V. Collins, Sr.

PERMIT ISSUED WITH LETTER

1. WATER SUPPLY public private
2. SEWER public private, type _____
3. HEAT type _____ fuel _____
4. FOUNDATION type _____
5. ROOF type _____ thickness _____ footing _____
pitch _____ load _____
6. PLUMBING # tubs _____ # showers _____
lavatories _____ # laundry tubs _____
flushes _____ # other _____
SPRINKLER SYSTEM? yes no
7. ELECTRICAL service entrance size _____
smoke detectors _____

8. CHIMNEY # flues _____ # fireplaces _____
material _____
9. FRAMING: floor joists _____
size _____ max. on centers _____
ceiling joists _____
rafters _____
studs _____
wall studs _____
10. If 1-story building w/ masonry walls:
wall thickness _____ height _____

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

NUMBER OF OFF-STREET PARKING SPACES: _____
enclosed _____ outdoors _____

XI. BEDROOM WINDOWS
_____ sill height _____
_____ yes no

5 Mr. Lean

Bonst

30 NW

Door

12 1/4" Solid Core

School

Living

Kitchen

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APR - 1 1987

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND



WILLIAM W. BROWN
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND

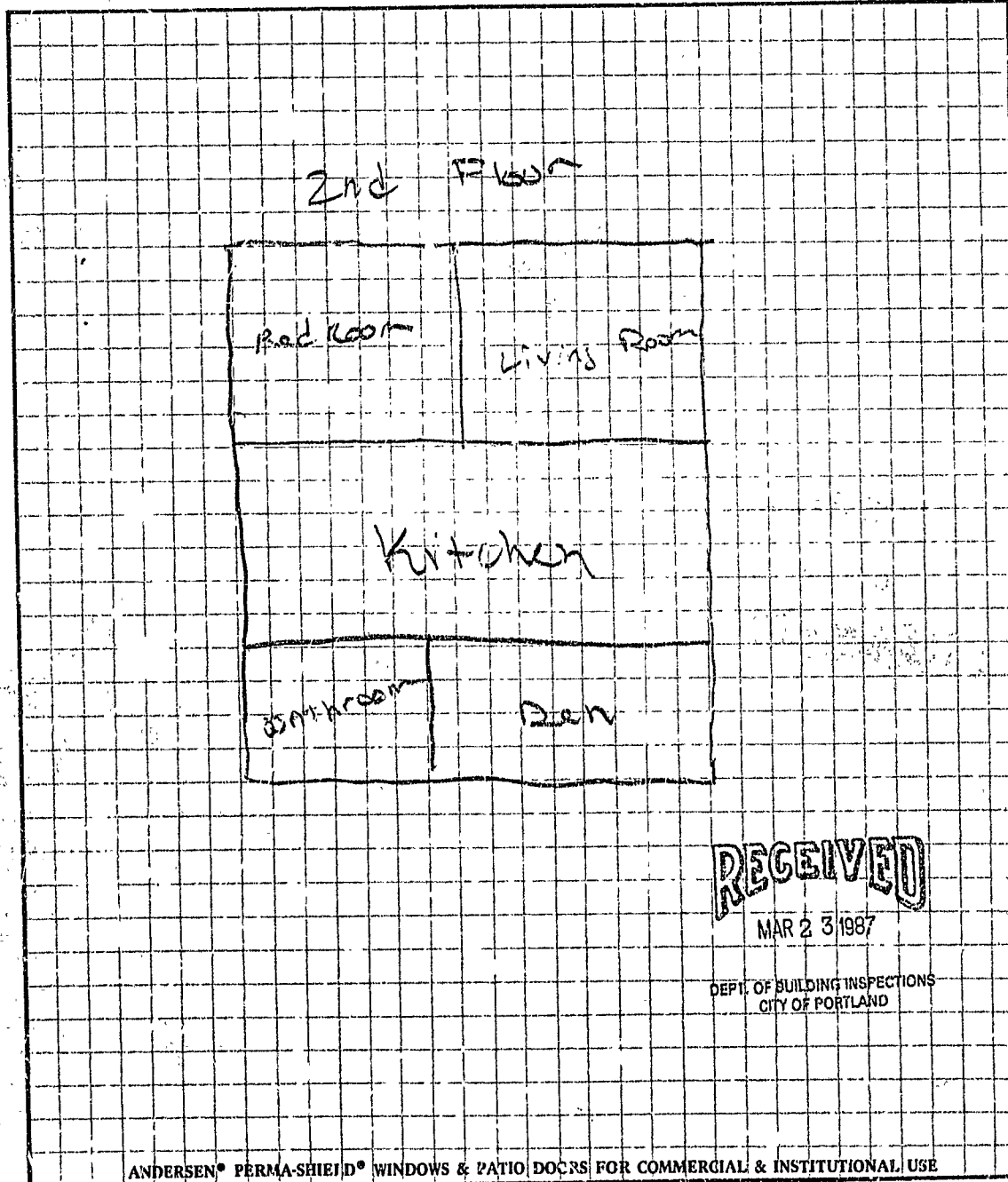


Come home to quality.
Come home to Andersen.

SALES REPRESENTATIVE
JEFFREY A. ROTH

20 REGAN LANE
PORTLAND, ME 04103

DATE _____ JOB _____

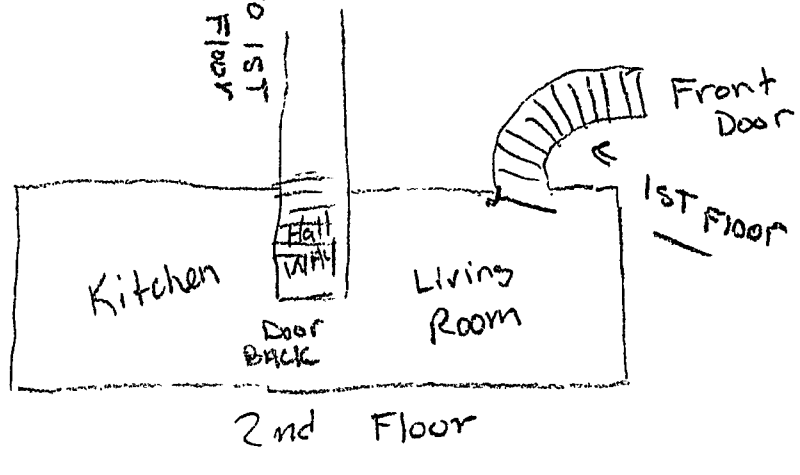


RECEIVED

MAR 23 1987

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

ANDERSEN® PERMA-SHIELD® WINDOWS & PATIO DOORS FOR COMMERCIAL & INSTITUTIONAL USE



2nd Floor

RECEIVED
MAR 3 0 1987

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

3 Bond ST.

Applicant: *Dennis Domini*

Date: *March 30, 1987*

Address: *3 Bend St.*

Assessors No.: *57-Q-14*

*Formerly
Dorothy K. Cyr (?)*

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 - *3664 sq ft*
- Building Area -
- Area per Family -
- Width of Lot -
- Lot Frontage -
- Off-street Parking -
- Loading ways -
- Site Plan -
- Shoreland Zoning -
- Flood Plains -



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

3 Bond Street

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 two to three family apartments at 3 Bond Street. In order to process your permit, we must know where the stairway cuts into the second floor apartment. Your floor plan does not show this in your application.

Please furnish us with a revised floor plan to insure that the access to the second floor is adequate for review by the Fire Prevention Bureau.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

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



Come home to quality.
Come home to Andersen.

SALES REPRESENTATIVE
JEFFREY A. ROTH

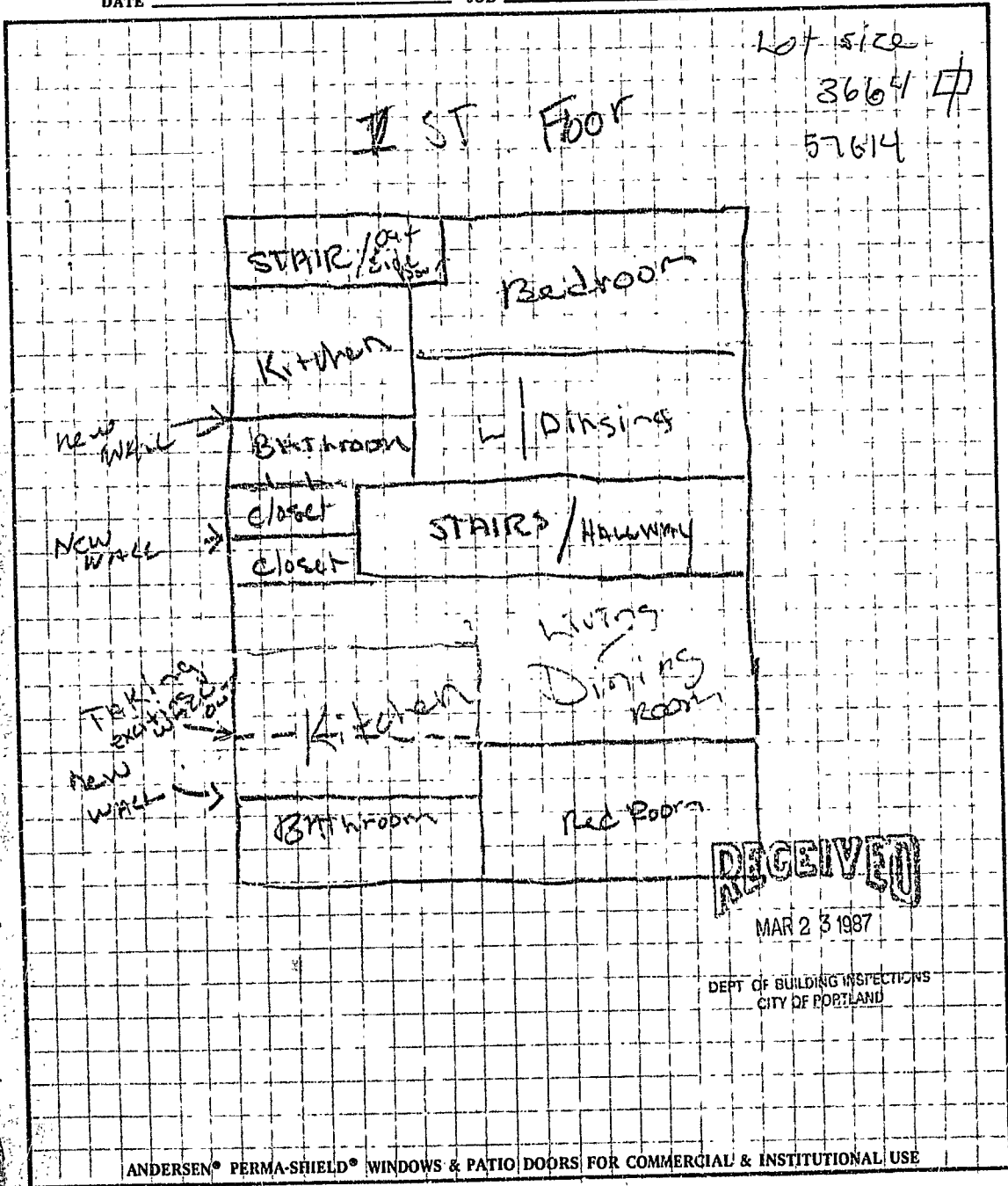
20 REGAN LANE
PORTLAND, ME 04103

30' to peak
25' width
35' length

DATE _____ JOB _____

Lot size
3664 \square
57614

1ST Floor



ANDERSEN® PERMA-SHIELD® WINDOWS & PATIO DOORS FOR COMMERCIAL & INSTITUTIONAL USE



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date April 15, 1987
 Receipt and Permit number D-9293

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 St.
 OWNER'S NAME: Michael Ferron 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 _____	<u>1.50</u>	
METERS: (number of)	<u>3</u>				_____	
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 _____	Cook Tops _____	Wall Ovens _____	Dryers _____	Fans _____	
	Water Heaters _____	Disposals _____	Dis' washers _____	Compactors _____	Others (denote) _____	
	TOTAL _____	_____				_____
MISCELLANEOUS: (number of)	Branch Panels <u>2</u>	Transformers _____	Air Conditioners Central Unit _____	Separate Units (windows) _____	<u>2.00</u>	
	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: _____	DOUBLE FEE DUE: _____	_____			
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	TOTAL AMOUNT DUE: _____				min <u>5.00</u>	

INSPECTION: Will be ready on _____, 19____; or Will Call xx
 CONTRACTOR'S NAME: Frank Herbert
 ADDRESS: 798 Main St. So. Port
 TEL.: 774-0391
 MASTER LICENSE NO.: 1175 SIGNATURE OF CONTRACTOR: [Signature]
 LIMITED LICENSE NO.: _____

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



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date March 26, 19 87

Receipt and Permit number D 09210

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 St.

OWNER'S NAME: Morris Ferror ADDRESS: Casco St. Westbrook

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>1-30</u>	<u>3.00</u>
FIXTURES: (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft. _____	
SERVICES:	
Overhead <input checked="" type="checkbox"/> Underground _____ Temporary _____ TOTAL amperes <u>100</u>	<u>3.00</u>
METERS: (number of) _____	<u>.50</u>
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) <u>1</u>	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	<u>1/50</u>
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 _____	

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b)
 TOTAL AMOUNT DUE: 8.00

INSPECTION: _____ **XX**
 Will be ready on _____ 19 _____ or Will Call _____
 CONTRACTOR'S NAME: Frank Herbert
 ADDRESS: 798 Main St. So. Port
 TEL: 774-0391
 MASTER LICENSE NO.: 1125 SIGNATURE OF CONTRACTOR: [Signature]
 LIMITED LICENSE NO.: _____

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