

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number 012 E004001

PERMIT ISSUED
NOV 16 2004
CITY OF PORTLAND

This is to certify that York George M /Owner

has permission to 2 Family Home w/ home off

AT 146 Washington Ave

012 E004001

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 occupied or closed-in. **HEAVY 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. *[Signature]*

Health Dept. _____

Appeal Board _____

Other _____
DepartmentName

[Signature] 11/15/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1588	Issue Date: NOV 10 2004	QBL: 012 E004001
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Location of Construction: 146 Washington Ave	Owner Name: York George M	Owner Address: 146 Washington Ave	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial - Home Occupancy	Zone: B-2

Past Use: 2 Family Home	Proposed Use: 2 Family Home w/ home office	Permit Fee: \$367.00	Cost of Work: \$19,000.00	CEO District: 1	Bob/R6
Proposed Project Description: 2 Family Home w/ home office - to occupy	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3/w Primary Use Group: WASH Secondary Use Group: HOME OFFICE	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	11/15/04
LEGAL use: 2 residential D.U.	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: Idobson	Date Applied For: 10/21/2004	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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <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	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: 11/2/04	Date:	Date:

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	

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1588	Date Applied For: 10/21/2004	CBL: 012 E004001
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Location of Construction: 146 Washington Ave	Owner Name: York George M	Owner Address: 146 Washington Ave	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: 2 Family Home w/ home office	Proposed Project Description: 2 Family Home w/ home office
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/02/2004

Note: **Ok to Issue:**

- 1) This permit is not being allowed under a home occupation because those guidelines are not being met. Over 25% of the living unit in which the proposed home occupation is located is being shown, This permit is being issued under the B2b allowances where this business will be located.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a two (2) family dwelling with a business use on the first floor within the 1st floor unit with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.
- 4) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 11/03/2004

Note: **Ok to Issue:**

- 1) Permit limited in scope to basement and first floor interior renovations

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 11/03/2004

Note: **Ok to Issue:**

- 1) fire rating shall be a minimum of 60 min.

Comments:

11/10/2004-mjn: The narrative describes items not reflected in the plans, left message with the owner
Permit limited in scope to basement and first floor interior renovations ONLY, as approved.

George York
146 Washington Ave
Portland, Me, 04101

Ms. Marge Schmuckal
Zoning Administrator
Dept. of Urban Development
City of Portland
389 Congress St
Portland, Me. 04101

Dear Ms. Schmuckal:

I am requesting a permit to allow me the use of my residence at 146 Wash. Ave. for a home occupation. I intend to do sewing and design of fabric inflatables for backdrops in shows and theater. To conform to Section 14-410 of Portland zoning:

a) my home occupation will be 25% of floor space at 146 Wash. Ave. (400 sq. ft.)

b) No goods will be stored or displayed from the outside of the building

c) Storage of goods shall be within the floor space of 25% (400 sq. ft.)

d) No external signage for my home occupation

Doesn't meet
The 25% max
But is in ABZ
Business Zone
that allows
this use

NOT obvious and

- e) exterior renovations shall be compatible with nature of the residential appearance of the neighborhood
- f) parking needs shall be met with the 4 spaces off street existing currently
- g) the sewing and design business shall produce no offensive noise, dust, heat, or any other objectionable effects
- h) No employees (Just me)
- i) As I deal with no more than 12 clients a year (one at a time.) no traffic or parking volumes will be outside norms
- j) other than parking for myself (one car) no vehicles will be stored on site

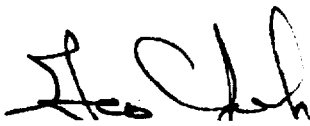
I have enclosed as well;

plot plan

existing floor plan / view floor plan

wall sectional

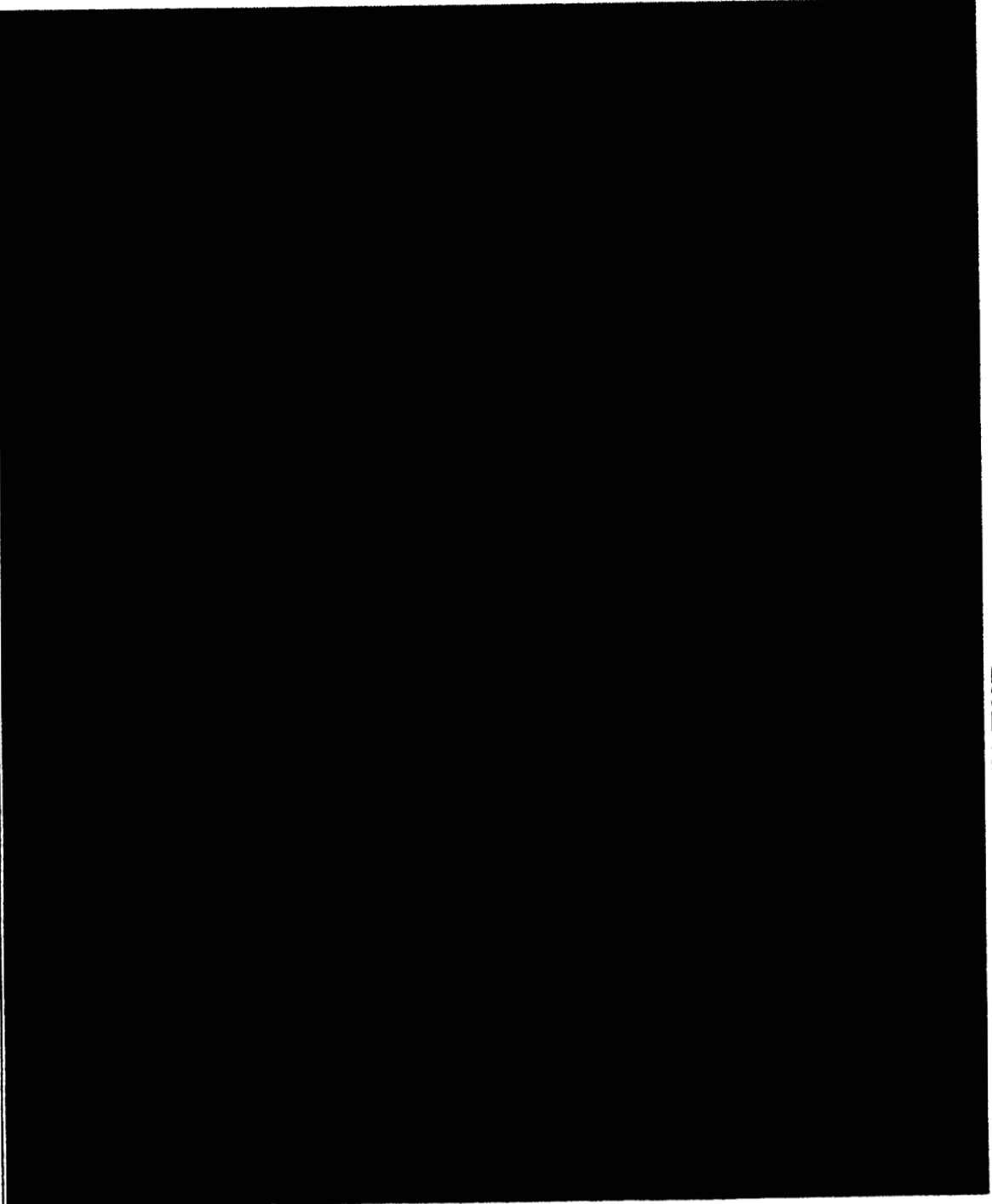
Deed copy

Thanks  2-15-02

Bird's eye view of the city of Portland, Maine 1876.

To change view, select desired zoom level and window size from the options below the Zoom View window and then click on the image. The display will be centered where you click. To move up, down, left, or right within a zoom level, click near the edge of the image in the Zoom View or select an area in the Navigator View. The red box on the Navigator View indicates the area of the image being viewed in the Zoom View.

Zoom View



- Zoom In Zoom Out Full Image
- Window size 256 x 256 400 x 400 600 x 400 640 x 480
- Initial (652 x 432)

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS THAT Frederick A. Witt of Falmouth, County of Cumberland, State of Maine, whose mailing address is 93 Mast Road, Falmouth, Maine 04105, for consideration paid, releases to George M. York of Portland, County of Cumberland, State of Maine, whose mailing address is 146 Washington Avenue, Portland, Maine 04101, the land in Portland, Cumberland County, State of Maine, described as follows:

A certain lot or parcel of land, together with the buildings thereon, situated on the westerly side of Washington Avenue and the southerly side of Whitman Street in the City of Portland, County of Cumberland and State of Maine, being Lot No. 3 as shown on a Plan of Division between Paul Little, Lemuel Weeks and Nathaniel Moody, dated February 17, 1802 and recorded in the Cumberland County Registry of Deeds in Book 36, Page 247, to which Plan reference is hereby made for a more particular description.

Meaning and intending to convey and hereby conveying my interest in and to the same premises conveyed to the Grantor and Grantee by deed of Michel A. DiBiase, Sr. and Debra Lynn DiBiase dated May 22, 2001, and recorded in the Cumberland County Registry of Deeds in Book 16331, Page 286.

WITNESS my hand and seal this 24th day of December, 2003.

Signed, Sealed and Delivered in the presence of

Witness 


Frederick A. Witt

STATE OF MAINE
CUMBERLAND, ss.

I then personally appeared the above named Frederick A. Witt and acknowledged the foregoing instrument to be his free act and deed.

Dated 12/31/03 Before me


Attorney at Law/Notary Public

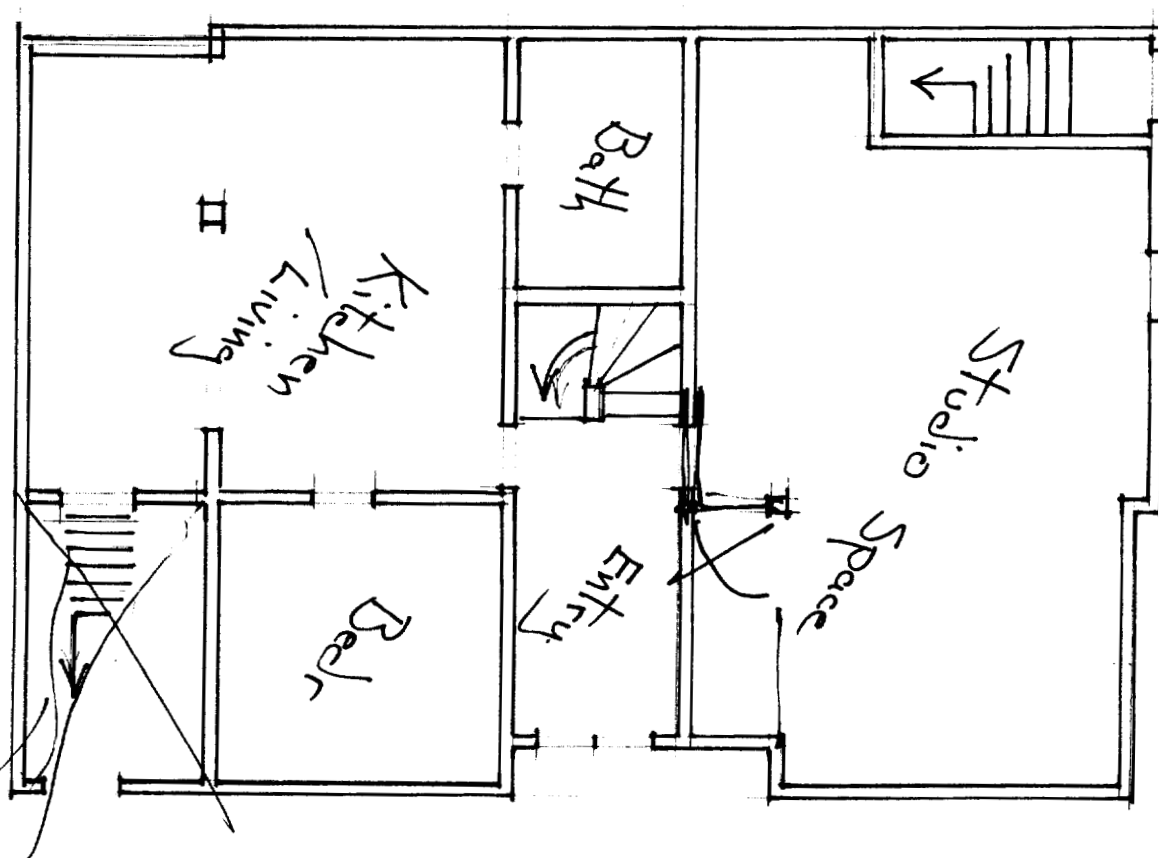
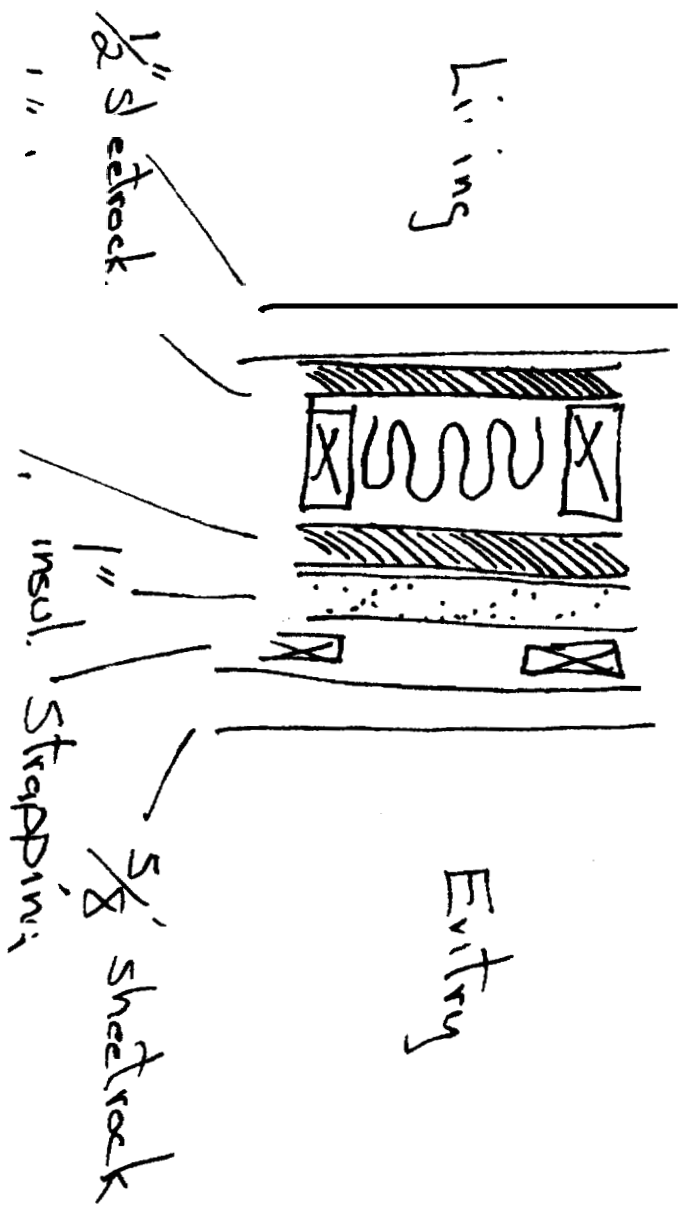
[Initials]
KRISTINE M. SIMMONS
ATTORNEY AT LAW

Print Name

146 Washington Ave

Washington Ave

- 1) major entrance on SE side to existing parking making the 1st floor handicap accessible
 - a) Double Doors
 - b) Entry lobby
- 2) Bay windows on SE living Rm
- 3) Bath/Laundry renovate
- 4) enclosed stairway to backyard
- 5) fire code entry to cod's for use by both floors



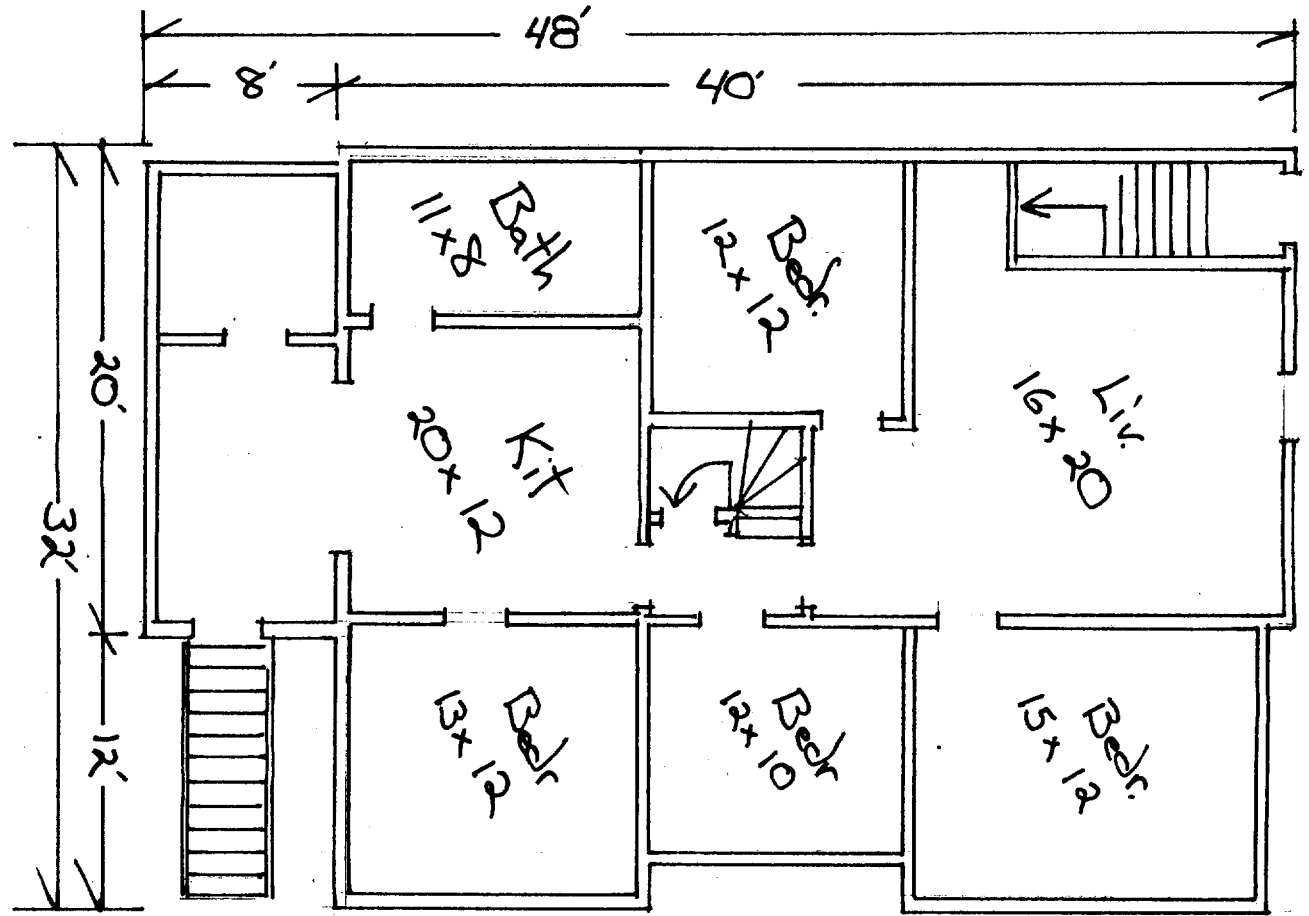
146 Washington Ave
 1st flr Proposed
 renovations
 1-04 George York

~~New stair to back yard enclosed~~

George York
 142 Pearl Street
 Portland, Me. USA 04101
 Tel/Fax 207-761-1833

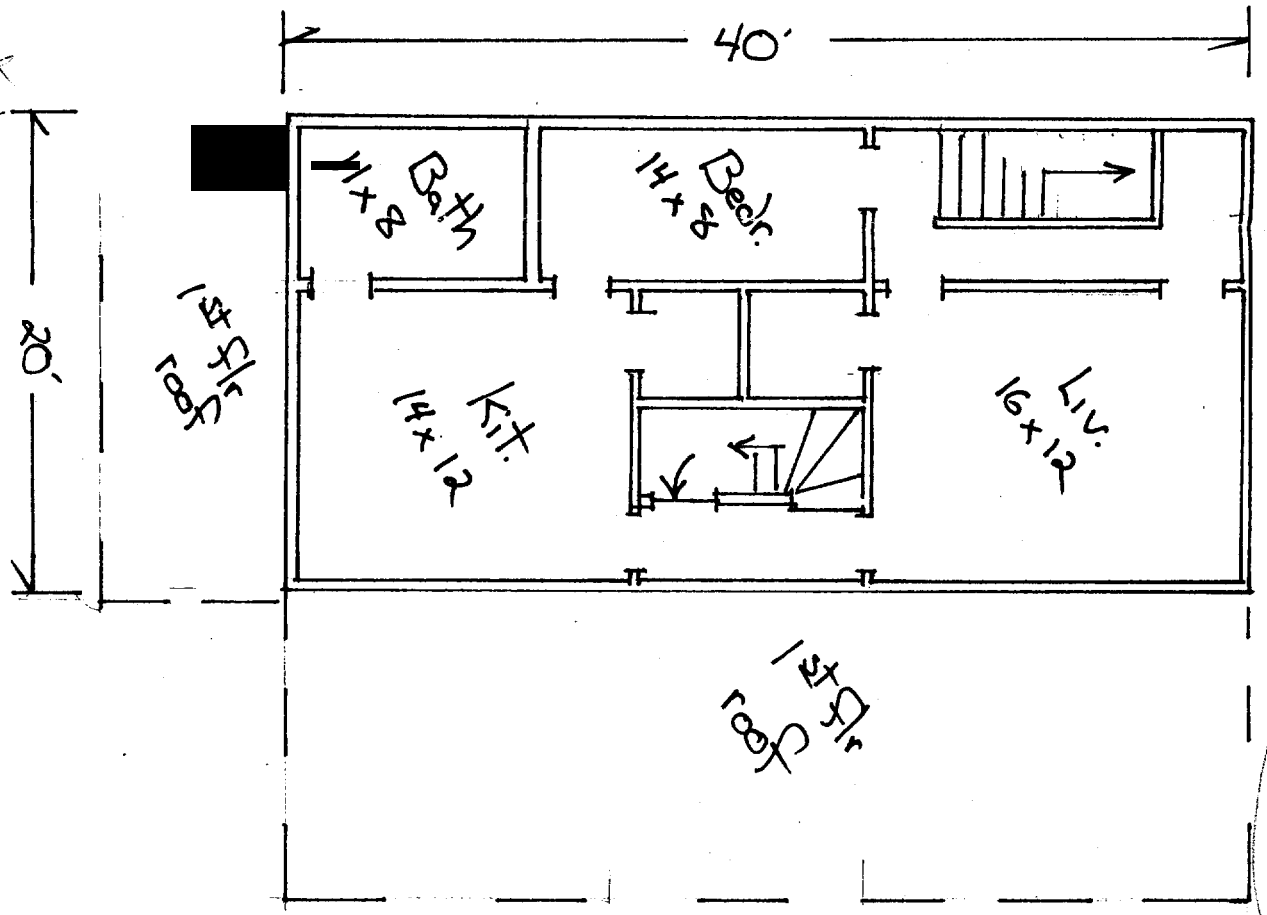
Washington Ave.

South



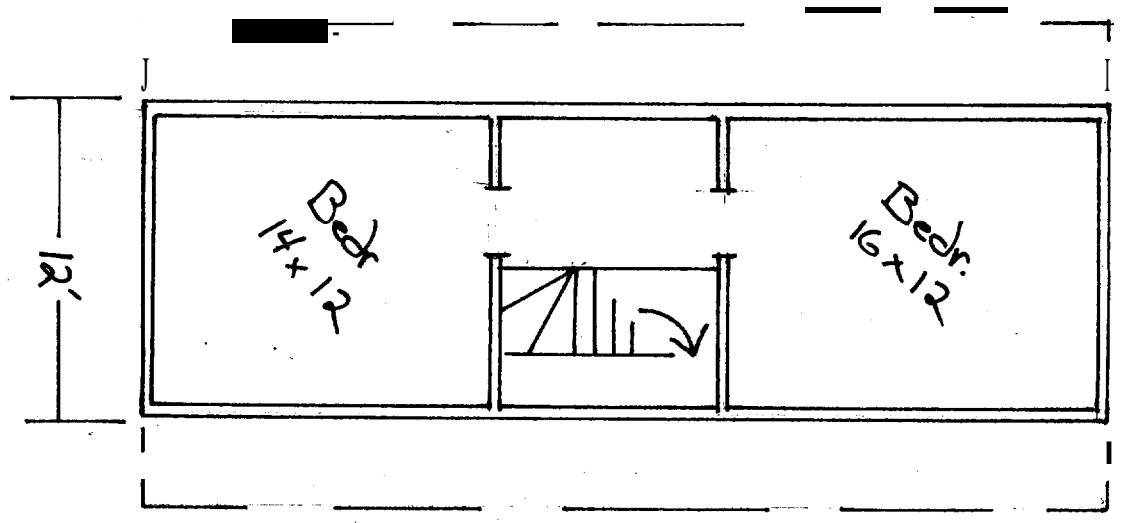
1st Flr

$32 \times 48 = 1536$
 $20 \times 40 = 800$
 $12 \times 40 = 480$
 $1536 - 800 - 480 = 256$ sq ft
 → The diff. amount of years



2nd Flr

George York
 146 Washington Ave
 Existing Flr Plan 1-2004
 Existing DEM-



3rd Flr

12 E 4

George York
146 Washington Ave
Portland, Me 04101
Tel. 879-1062

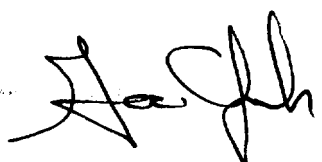
Ms. Marge Schmuckal
Zoning Administrator
Dept. of Urban Development
City of Portland
389 Congress St, Ptd, Me

Dear Ms. Schmuckal

I am requesting a permit to allow the use of my residence at 146 Washington Ave for a home occupation. I intend to do sewing and design of fabric inflatables.

To conform to section 14-410 of Ptd. zoning:

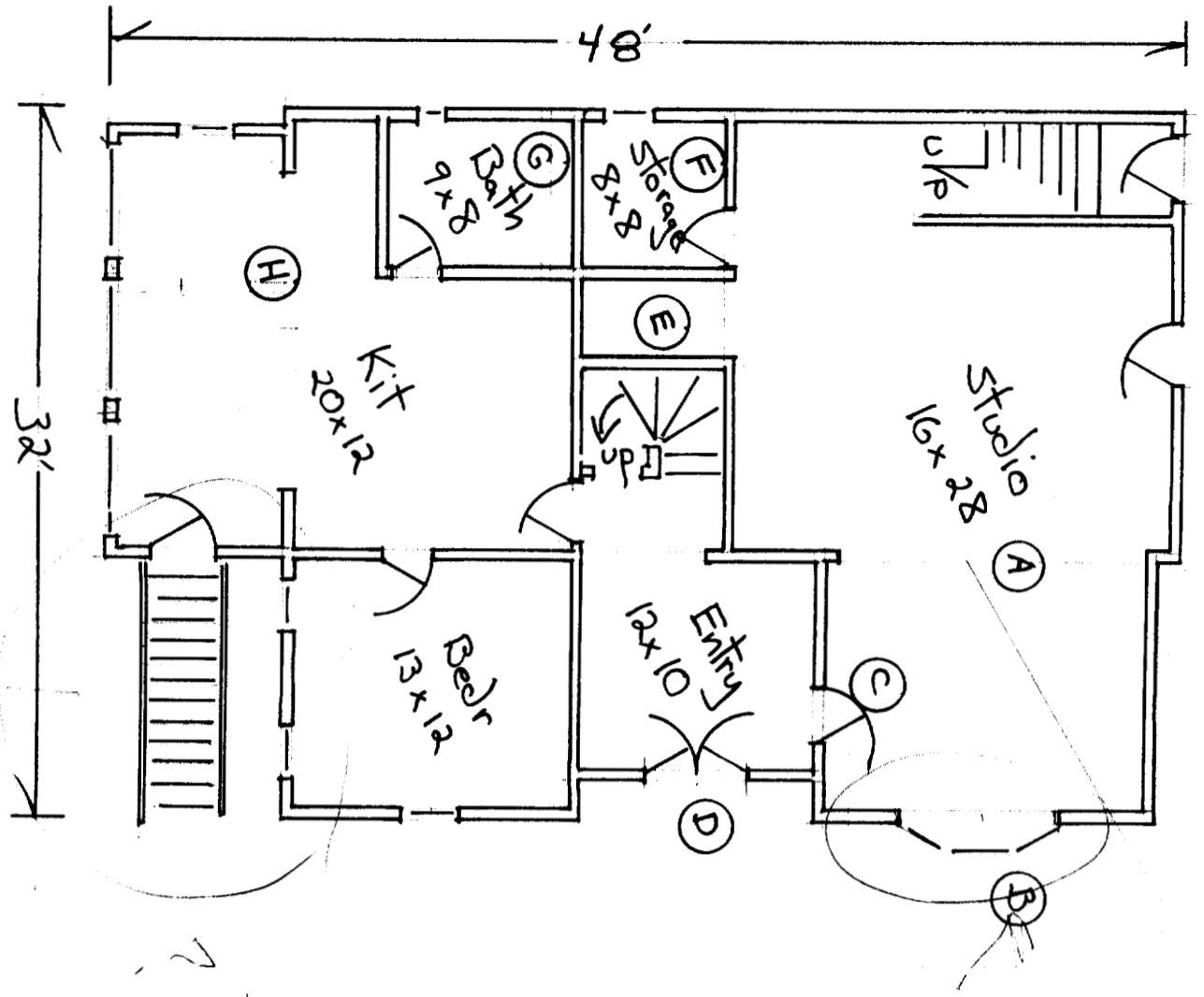
- a) my home occupation will be 25% of flr space at 146 Wash. Ave (current flr space - 2 unit - 2700 sq.ft.)
- b) No goods will be stored or displayed outside the building
- c) Storage of goods will be within the flr. space of 25% (400 sq.ft.)
- d) No external signage will be used
- e) exterior renovations shall be compatible with the residential appearance of the neighborhood
- f) parking needs shall be met with 4 spaces off-street existing
- g) The sewing + design business will not produce offensive noise, dust, heat, or any other objectionable effects
- h) No employees (Just myself)
- i) as I deal with no more than 12 Clients/year (one at a time)
Traffic volumes + parking will be within norms.
- j) I have enclosed (hopefully) all information

Thanks  10-20-04

Washington Ave



George York
146 Washington Ave
1st flr. changes



B2b
20' x 12' of room on 1st floor
20' x 12' of room on 1st floor

- A Remove non-structural wall / Existing steel 5x14 steel I-beam steel Post 5x5 I-beams
- B New Bay Window - Set back? - B2b 10' req - 30' elevation platform
- C New Door
- D New Entry - Double Doors
- E Potential new Stairway to basement
- F New Framing / Door Storage
- G Renovate Bath -
- H open up room -

Two shot
2' x 3' shot
32' x 48' = 1536

32 x 48 = 1536 x 25% = 384 MAX
16 x 28 = 448

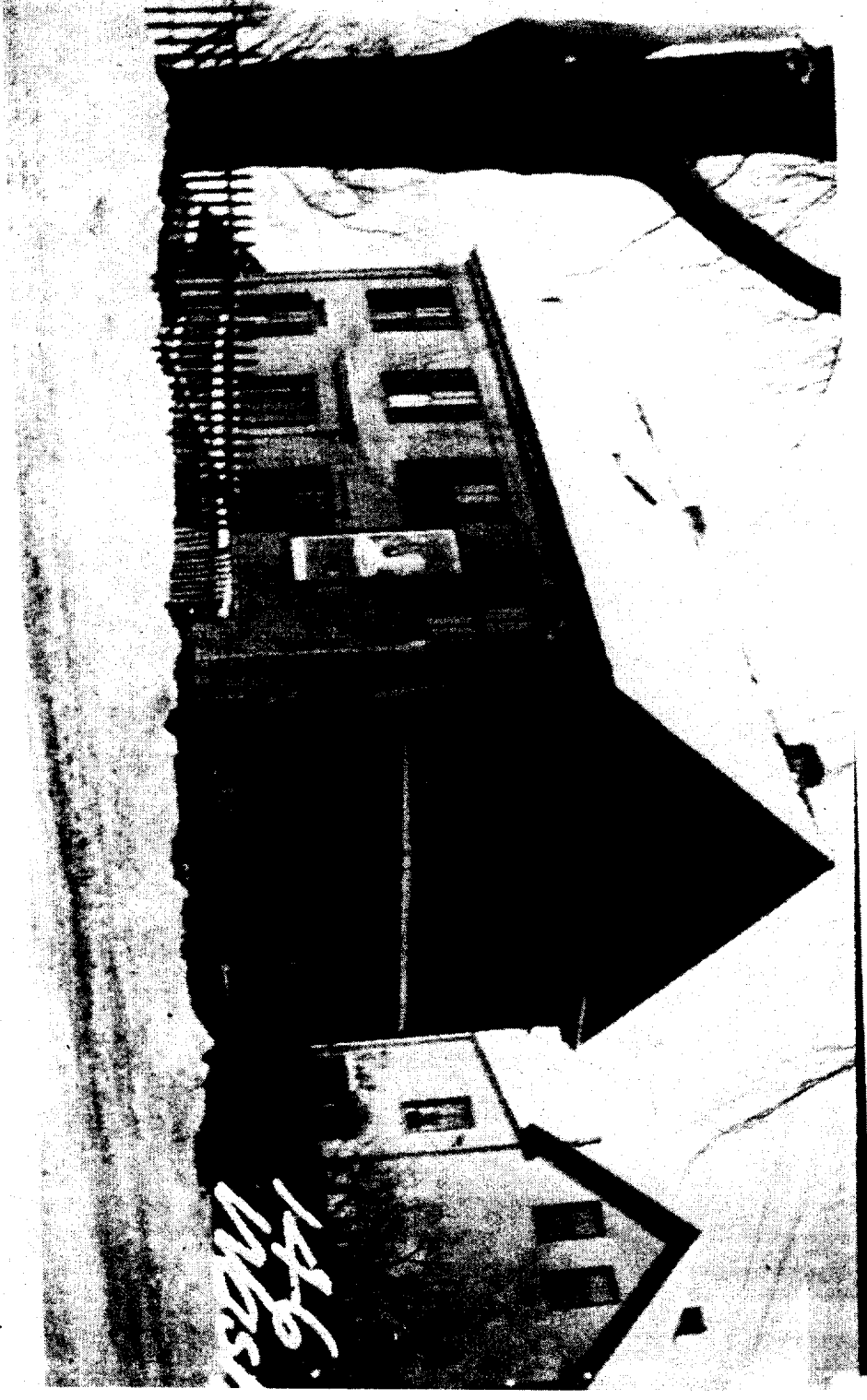
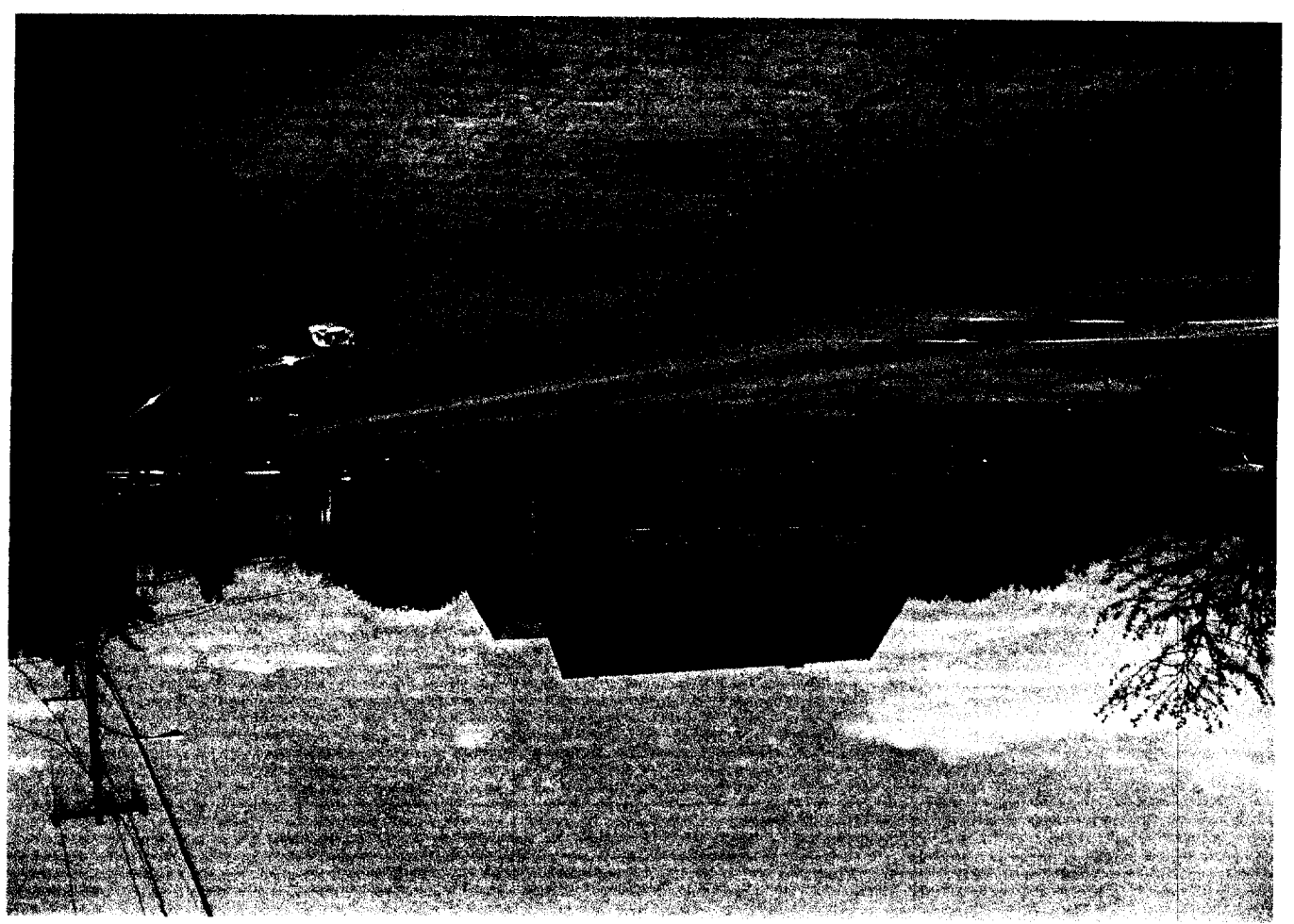
Doesn't meet
Occupation guidelines
Home Occupancy guidelines
but CAN meet ABUSINESS
use in B2b zone

1288A118A.022

Area Multiplier Coefficient

V3 R

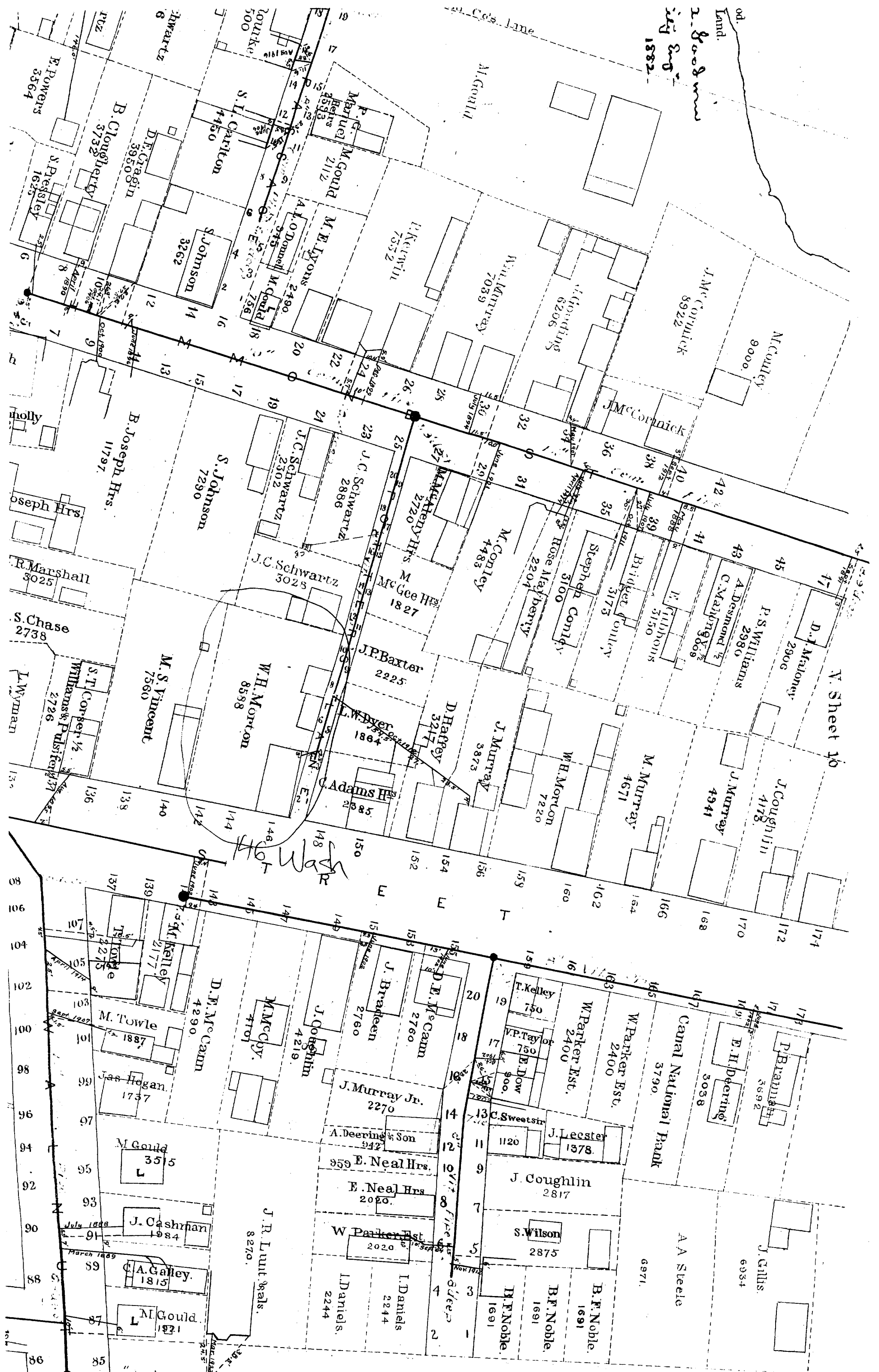
Year	Unit	Coefficient	Land Value
1924			\$771.55



Surveyed by B. E. Cobb

(Remarks on other Side)

od. Land.
2. Goodman
City Sub
1882



N. Sheet 10

McCullery
9000.

J.M. Connelly
8922

J.M. Connelly
3175

D.J. Maloney
2906

P.S. Williams
2980

A. Desmond
3009

C. Maloney
3009

Bridget Conley
3175

Steph Conley
3100

Hose Mayberry
2204

M. Conley
4483

M. McGee
1827

J.P. Baxter
2225

J.C. Schwartz
3023

J.C. Schwartz
2886

J.C. Schwartz
2302

S. Johnson
7290

B. Joseph Hrs.
11797

R. Marshall
3025

S. Chase
2738

L. Wyman

J. Coughlin
4178

J. Murray
4941

M. Murray
4671

W.H. Morton
7220

J. Murray
3873

D. Harney
3217

L.W. Dyer
1864

C. Adams
2388

W.H. Morton
8598

M.S. Vincent
7560

S.T. Corser
2726

Williams & Pustifer
2726

L. Wyman

L. Wyman

L. Wyman

L. Wyman

L. Wyman

P. Brannan
3692

E.H. Deering
3038

W. Parker Est.
2400

W. Parker Est.
2400

W. Parker Est.
2400

T. Kelley
750

V.P. Taylor
750

E. Dow
900

C. Sweetser
1120

J. Leicester
1378

J. Coughlin
2817

S. Wilson
2875

B.F. Noble
1691

B.F. Noble
1691

B.F. Noble
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B.F. Noble
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B.F. Noble
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AA Steele
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J. Gills
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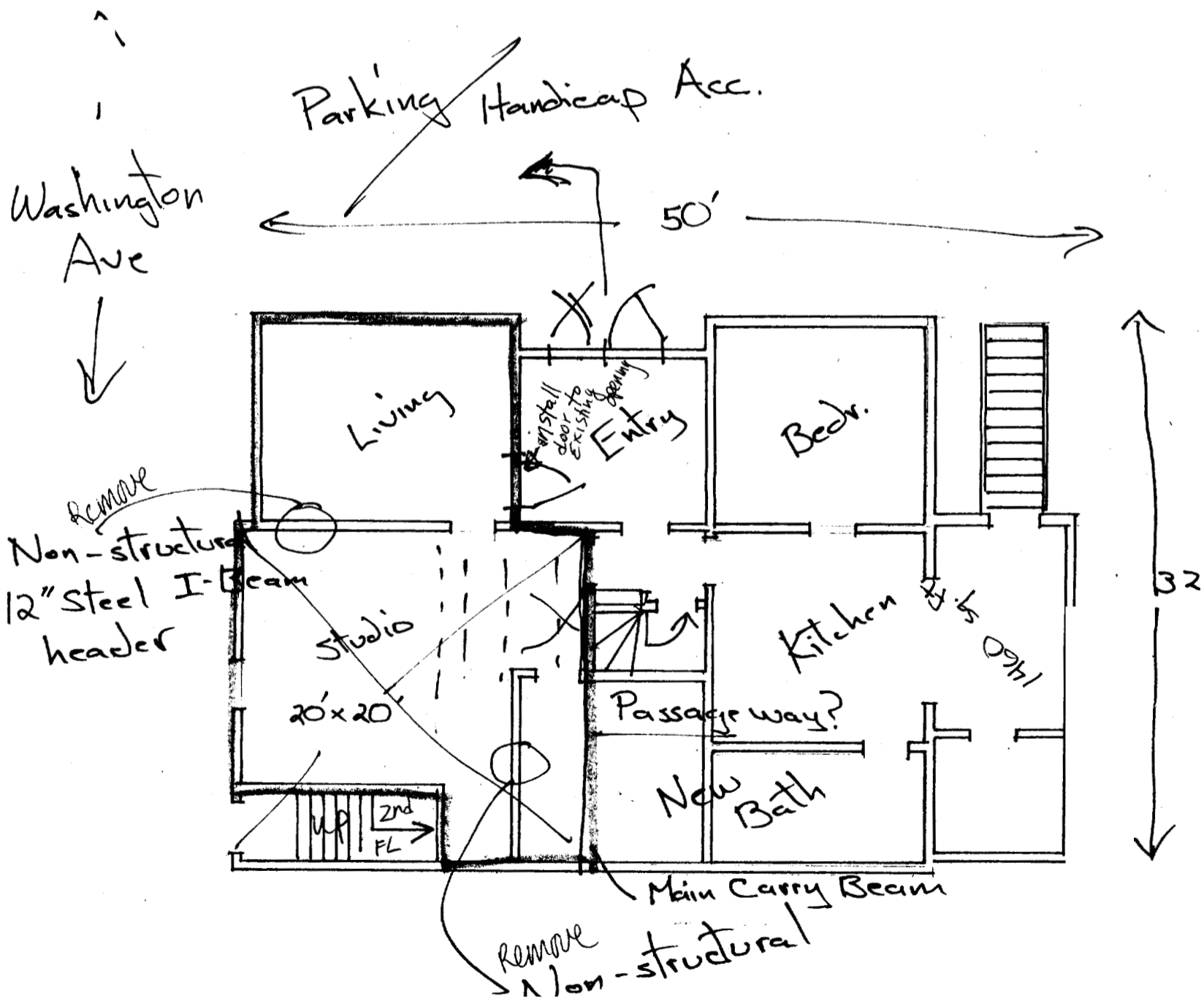
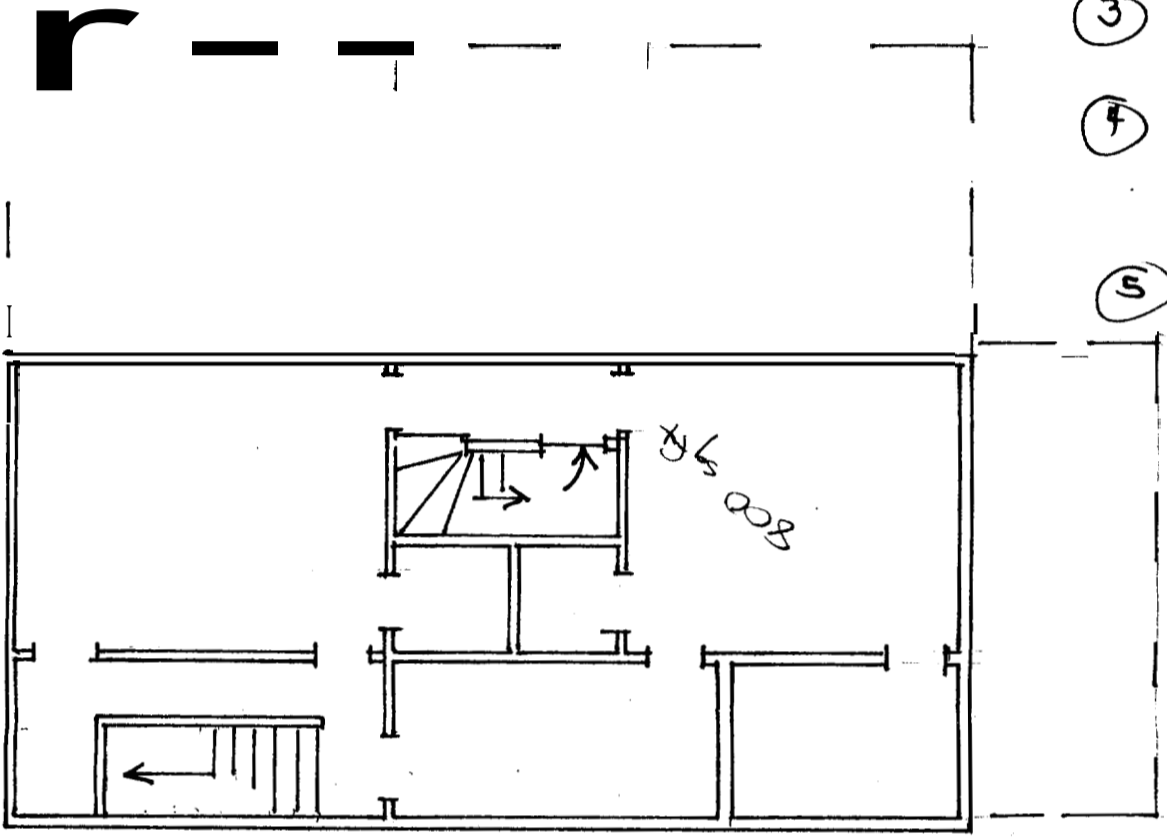
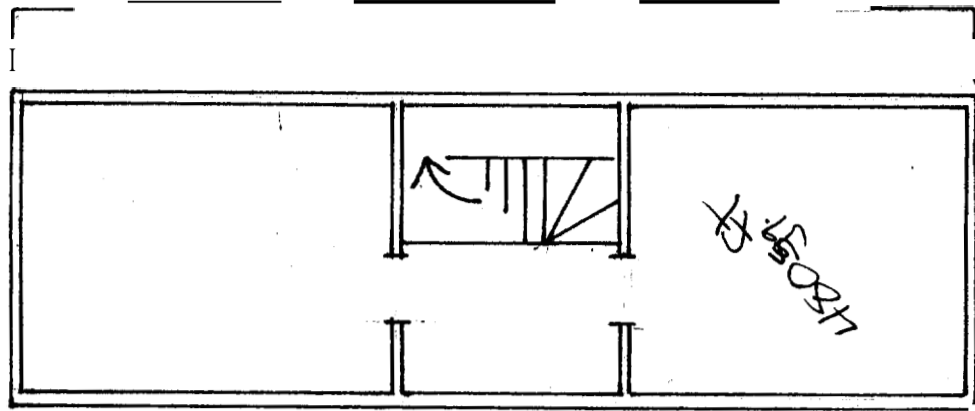
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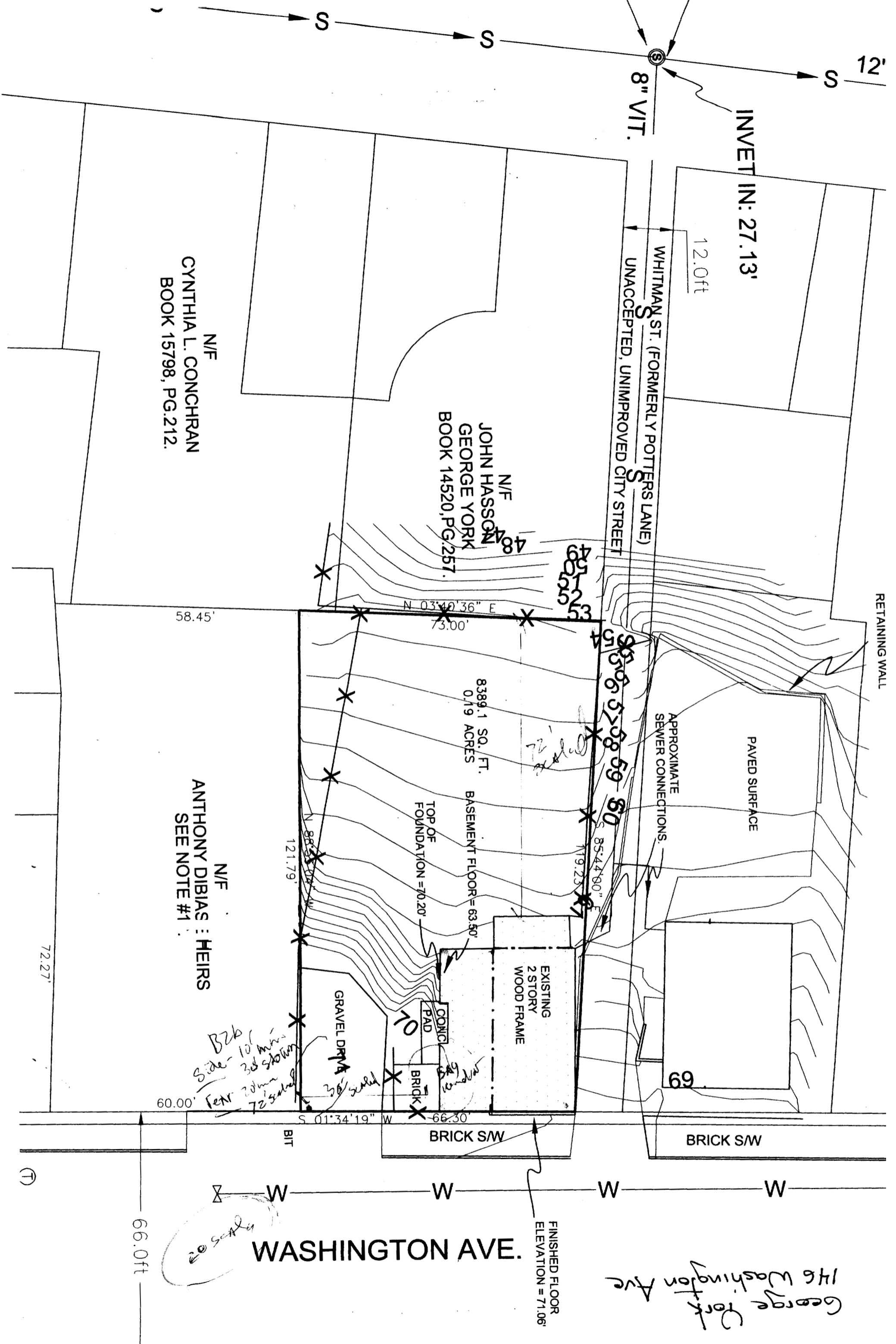
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George York
 142 Pearl Street
 Portland, Me. USA 04101
 Tel/Fax 207-761-1833

2-11-04

- ① Home Occup.
- ② Overall scheme
- ③ This year's worth
- ④ Contact P. Doria electrical





N/F
CYNTHIA L. CONCHRAN
BOOK 15798, PG. 212.

N/F
JOHN HASSON
GEORGE YORK
BOOK 14520, PG. 257.

N/F
ANTHONY DIBIAS : HEIRS
SEE NOTE #1

*George York
146 Washington Ave*

WASHINGTON AVE.

FINISHED FLOOR
ELEVATION = 71.06'

APPROXIMATE
SEWER CONNECTIONS.

PAVED SURFACE

RETAINING WALL

WHITMAN ST. (FORMERLY POTTERS LANE)
UNACCEPTED, UNIMPROVED CITY STREET

INVERT IN: 27.13'

8" VIT.

58.45'

73.00'

N 03°40'36" E

8389.1 SQ. FT.
0.19 ACRES

BASEMENT FLOOR = 63.50'

TOP OF
FOUNDATION = 70.20'

EXISTING
2 STORY
WOOD FRAME

GRAVEL DRAINAGE
PAD

CONCRETE
PAD

BRICK

BRICK SW

BRICK SW

69

66.0ft

72.27'

60.00'

121.79'

BIT

S 01°34'19" W

66.30'

N 19°23' E

S 85°44'00" E

51.50' 52.50' 53.50' 54.50' 55.50' 56.50' 57.50' 58.50'

APPROXIMATE
SEWER CONNECTIONS

12.0ft

12'

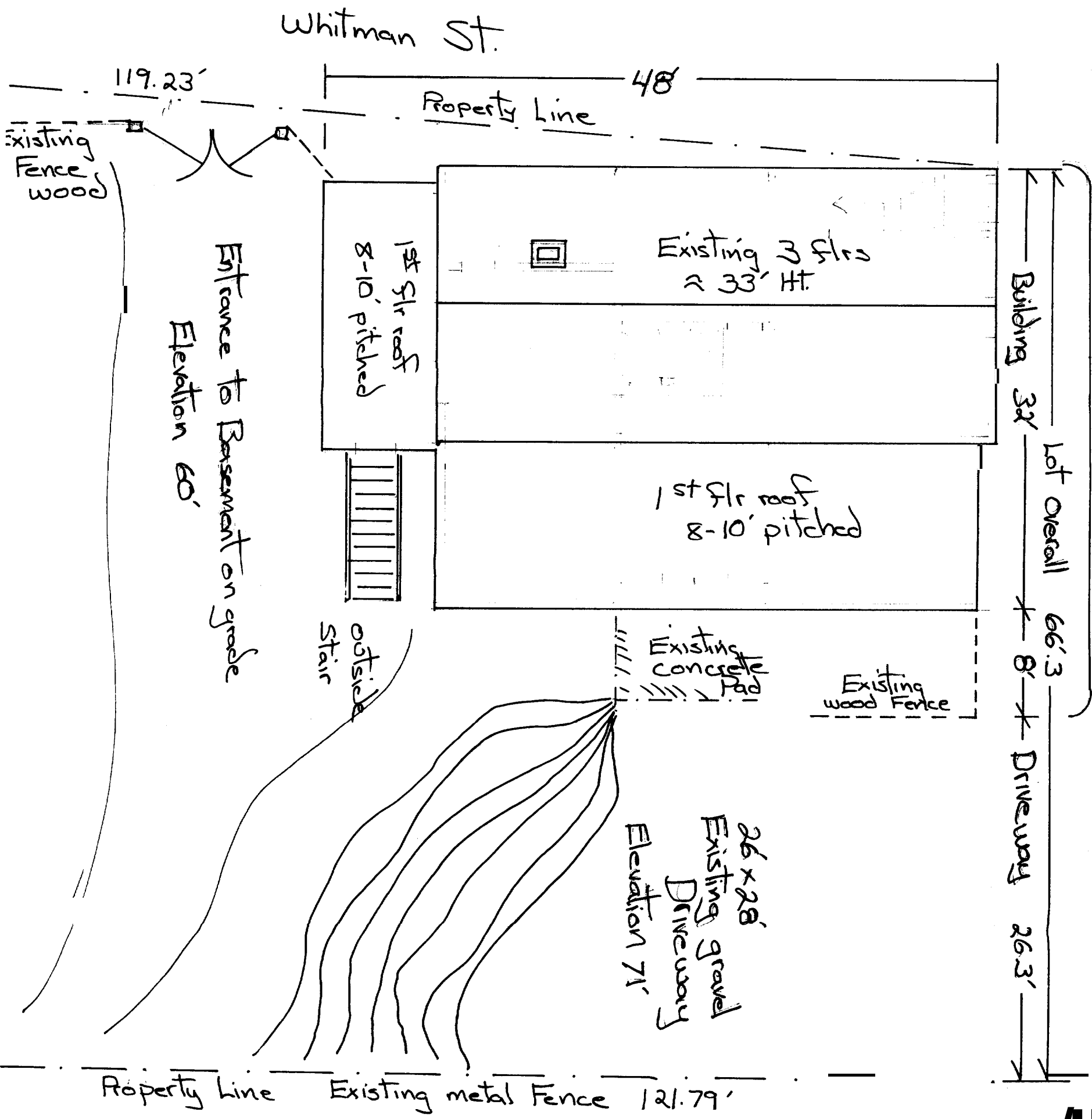
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(T)

Washington Ave



George York 146 Washington Ave

Lot plan w/ Driveways

To do:

- ① Retaining wall for existing driveway
- ② Grade + pave existing driveway
- ③ Correct pitch to backyard
- ④ Gate on Whitman St.
- ⑤ Grade + pitch
- ⑥ Rebuild outside stairs
- ⑦ Porch off 1st flr.