

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JONATHAN H GRABOWSKI

Located At 25 SHERMAN ST

Job ID: 2012-05-4095-CH OF USE

CBL: 036- E-016-001

has permission to Home Occupation

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 25 SHERMAN ST

CBL: 036- E-016-001

Issued to: CHRISTOPHER DORION

Date Issued: 8/3/2012

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. 2012-05-4095-CH OF USE, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

1ST FLOOR, 360 SQ FT, AS SHOWN ON PLANS

APPROVED OCCUPANCY

USE GROUP R-3
HOME OCCUPATION - ENGINEER
TYPE 5-B
IRC 2009

Limiting Conditions: This certificate certifies the use of the building only. It does not certify building code compliance.

Approved:

8-3-2012

(Date)

Inspector

Inspections Division Director

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Required Inspections:

Final Certificate of Occupancy Inspection required.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-05-4095-CH OF USE

Located At: 25 SHERMAN ST

CBL: 036- E-016-001

Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage using the home occupation guidelines.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.

Building

Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in use ONLY.

This is a use permit only.

8-3-12 DWM/BKL Chrt5 Final OK



General Building Permit Application

R-6 Entitled 5/29/12
Not in history

(B3)

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.

2012 05 4095 - COFU

Location/Address of Construction: <u>25 SHERMAN ST.</u>		
Total Square Footage of Proposed Structure/Area <u>360 SQ. FT.</u>		Square Footage of Lot <u>4,750 SQ. FT.</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>36 E 16</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>CHRISTOPHER C. DORION</u> Address <u>25 SHERMAN ST.</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>207 944-9049</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>-0-</u> <u>150-</u> C of O Fee: \$ <u>-0-</u> <u>75-</u> Total Fee: \$ <u>235.00</u> <u>10-</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? Proposed Specific use: <u>SINGLE FAMILY WITH A HOME OCCUPATION</u> Is property part of a subdivision? <u>NO.</u> If yes, please name _____ Project description: <u>NO CONSTRUCTION NEEDED.</u> <u>Home Occupation</u>		
Contractor's name: _____ Address: _____ City, State & Zip: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

RECEIVED
MAY 29 2012
Dept. of Building Inspections
City of Portland Maine

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Christopher C. Dorion Date: MAY 29, 2012

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



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Receipts Details:

Tender Information: Check , Check Number: 1139

Tender Amount: 235.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 5/29/2012

Receipt Number: 44364

Receipt Details:

Referance ID:	6672	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-05-4095-CH OF USE - Home Occupation; CofU			
Additional Comments: 25 Sherman			

Referance ID:	6673	Fee Type:	BP-Home
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Job ID: 2012-05-4095-CH OF USE - Home Occupation; CofU			

Additional Comments:

Referance ID:	6674	Fee Type:	UI-MI
Receipt Number:	0	Payment Date:	
Transaction Amount:	10.00	Charge Amount:	10.00

Job ID: Job ID: 2012-05-4095-CH OF USE - Home Occupation; CofU

Additional Comments:

Thank You for your Payment!



C. C. Dorion Geological Services, LLC **207.944.9049**
cdorion@infionline.net

Zoning Administrator
Department of Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

May 23rd, 2012

Dear Zoning Administrator,

I am requesting a permit to allow me the use of my residence at 25 Sherman Street for a home occupation. I intend to serve as a geologist / soil scientist / wetland scientist consultant. The business was previously located in Orono, Maine for many years. The business held a home occupation permit from the Town of Orono. If you need any background history, please contact the Code Enforcement and Planning Department, Town of Orono, 866-5051, or Ms. Ruth Vaughn, at: ruthv@orono.org

My work involves visiting a job site and collecting survey data on the site features. I then return to the office and compile a report, which is then sent to the client. Thus, the home office is used for report writing, phone calls, email, and for occasional meetings with a client. This work is similar to that of an engineer, researcher, or similar State of Maine licensed professional under item (2) of Section 14-410 of the Portland Zoning Ordinances.

The following is an explanation of how my home occupation meets the criteria listed under item (1) of Section 14-410:

- a. The home occupation will occupy 360 square feet (14%) of the floor area of the residence.
 - b. No goods will be stored, displayed, or visible from outside the residence.
 - c. Storage of material necessary to perform my occupation are minimal and included in the 360 square feet of floor space mentioned above.
 - d. One exterior sign of 2 square feet shall be affixed to the building and will not project more than 1 foot beyond the building.
- Separate permit req.*

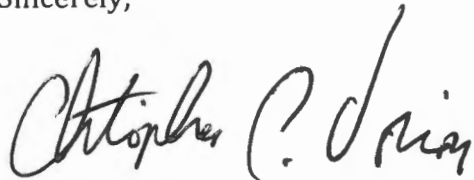
- e. No exterior alterations are necessary to the residence.
- f. One off-street parking space is available for a client visit.
- g. No objectionable effects will result from my home occupation.
- h. I will not require the services of any employees.
- i. Any additional traffic that will be generated by the home occupation will be very occasional and incidental to the Sherman Street neighborhood. I anticipate one to two client visits per week, with each visit lasting approximately 30 minutes.
- j. I own one pickup truck (GMC 2500) with the company name and phone number. It is parked at the end of the driveway on the house lot.

The proposed home occupation is identical to that which I operated for many years in Orono. There were no complaints during that time. Indeed, the home occupation was welcomed by neighbors, as the property was maintained to a very high standard. The occasional client visit created a sense of orderliness to the neighborhood.

Attached please find a floor plan for the single family home located at 25 Sherman Street and the specific area of the home where the home occupation will be conducted.

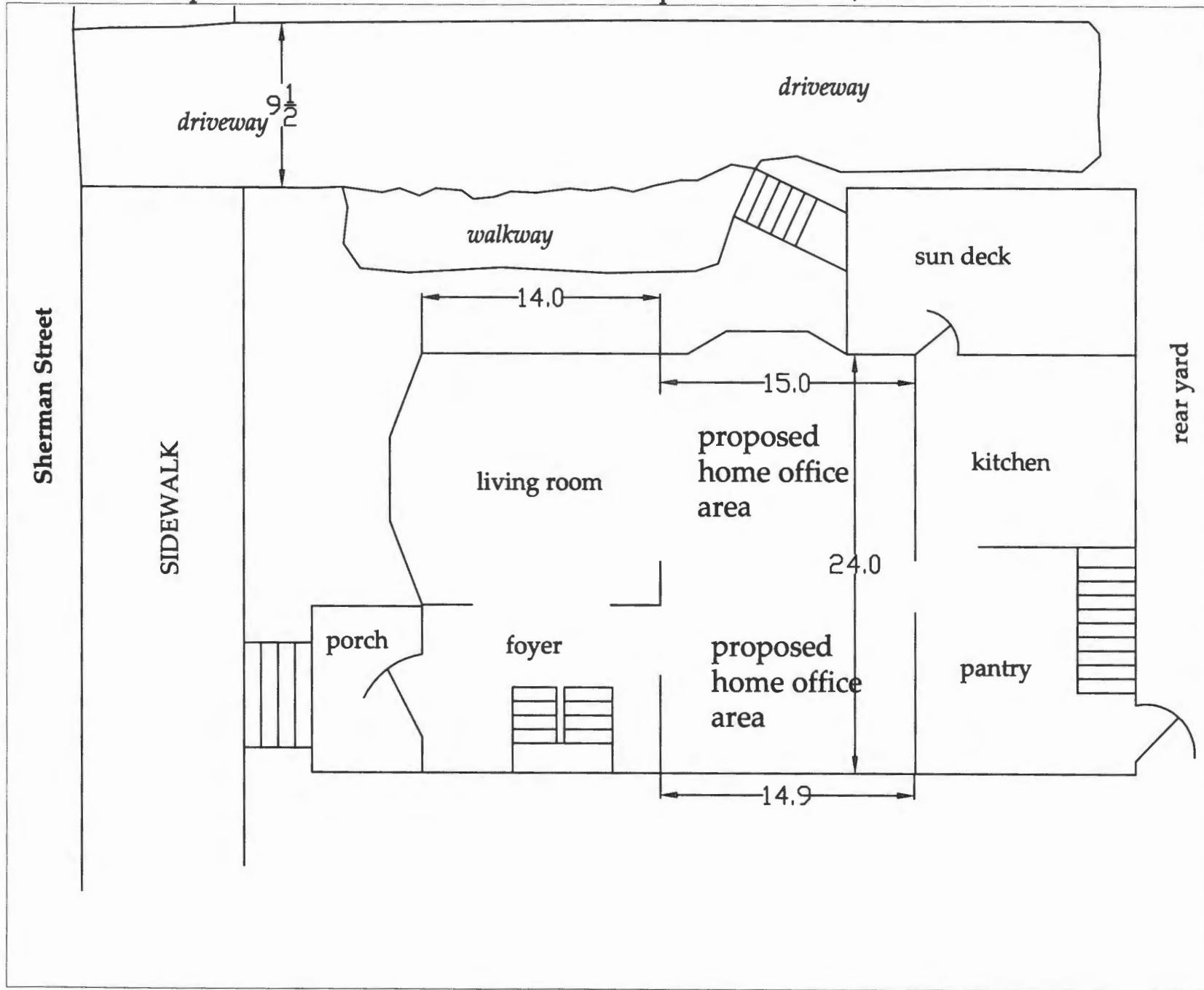
If you need any additional information please do not hesitate to contact me.

Sincerely,



Christopher C. Dorion, Cert. Soil Scientist (ME), Cert. Geologist (ME & NH), Cert. Wetland Scientist (NH), MDEP Cert. Erosion and Sedimentation Control Practices

Proposed home office area for: Christopher C. Dorion, 25 Sherman Street



Drawing is for first floor. Business activities will be limited to the area labeled "proposed home office area"



scale
1 inch = 8 feet

Warranty Deed
(Maine Statutory Short Form)

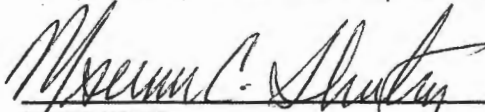
KNOW ALL PERSONS BY THESE PRESENTS THAT, We, Jonathan H. Grabowski and Erika Clesceri, with a mailing address of 53 Puritan Road, Swampscott, MA 01907, for valuable consideration paid, by Christopher Dorion, with a mailing address of 79 Bennoch Road, Orono, Maine 044763, the receipt and sufficiency whereof is hereby acknowledged, does hereby GIVE, GRANT, REMISE, BARGAIN, SELL AND CONVEY, unto the said Christopher Dorion, his heirs and assigns, with **WARRANTY COVENANTS**, a certain lot or parcel of real property with any buildings or improvements thereon situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

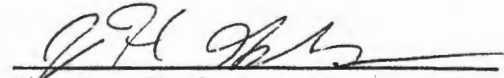
PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

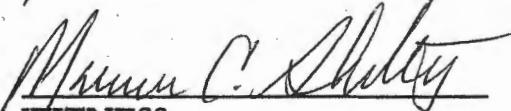
Meaning and intending to convey the premises conveyed to Jonathan H. Grabowski and Erika Clesceri by virtue of a deed from Stephen S. DiGiovanni and Erin E. Oldham, dated September 24, 2004 and recorded in Book 21826, Page 254 with the Cumberland County Registry of Deeds.


The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness our hands and seal this 30 day of April, 2012.


WITNESS

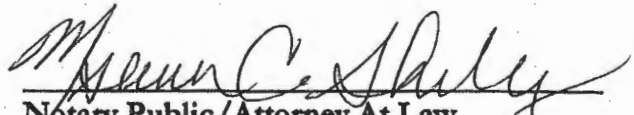

Jonathan H. Grabowski


WITNESS


Erika Clesceri

STATE OF Massachusetts
COUNTY OF Essex, ss.

Personally appeared on this 30 day of April, 2012 the above Jonathan H. Grabowski and Erika Clesceri and acknowledged the foregoing instrument to be their free act and deed.


Notary Public/Attorney At Law

Maureen C. Shultz
Print Name

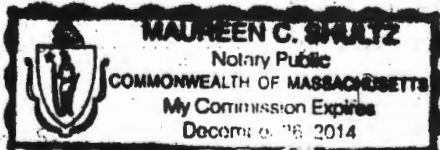


EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the Northerly side of Sherman Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the said northerly side of Sherman Street, which point is in the southeasterly corner of a lot of land owned now or formerly by Jerome Rumery; thence

Easterly by said Sherman Street, a distance of fifty (50) feet to a point and from these two points to extend back northerly from said Sherman Street and a right angles thereto, a distance of ninety-five (95) feet, keeping the width of fifty (50) feet. Being part of lot numbered 6 in the block of land marked "G" on a plan of land in Deering Pasture, recorded in the Cumberland County Registry of Deeds in Plan Book 3, Page 37, after the widening of said Sherman Street by the City of Portland.