

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that GEORGE L III SIMAS

Located At 129 SPRING ST

Job ID: 2012-05-4046-CH OF USE

CBL: 039- A-031-001

has permission to Add home occupation to unit 3

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

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspection

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: 2012-05-4046-CH OF USE

Located At: 129 SPRING ST

CBL: 039- A-031-001

## **Conditions of Approval:**

### **Zoning**

1. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
2. The use of this property shall remain as a restaurant and three dwelling units with dwelling unit #3 having a home occupation as a home craft. Any change of use shall require a separate permit application for review and approval.
3. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

### **Fire**

Installation shall comply with City Code Chapter 10.

All construction shall comply with City Code Chapter 10.

<http://www.portlandmaine.gov/citycode/chapter010.pdf>

All outstanding code violations shall be corrected prior to final inspection.

Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.

All smoke detectors and smoke alarms shall be photoelectric.

Carbon Monoxide is detection required in accordance with NFPA 720, *Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment*, 2009 edition.

Notification: Two means of egress are required from every story. "MRSA Title 25 § 2453"

### **Building**

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 land use permit only.

**City of Portland, Maine - Building or Use Permit Application**

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

|   |  |   |   |
|---|--|---|---|
| Job No:<br>2012-05-4046-CH OF USE                               | Date Applied:<br>5/21/2012   | CBL:<br>039- A-031-001  |   |
| Location of Construction:<br>129 SPRING ST, #3                  | Owner Name:<br>GEORGE L SIMAS  | Owner Address:<br>70 ALDERBROOK DR<br>TOPSFIELD, MA 01983   | Phone:<br>774-238-6156                              |
| Business Name:  | Contractor Name:   | Contractor Address:   | Phone:  |
| Lessee/Buyer's Name:<br>Miles C. Perry                          | Phone:   | Permit Type:<br>BLDG - Building   | Zone:<br>B-3  |
| Past Use:<br>Restaurant & 3 dwelling units                      | Proposed Use:<br>Same - restaurant & 3 dwelling units - add home occupation (home craft) to dwelling unit #3 | Cost of Work:   | CEO District:                                       |
|   |  | Fire Dept:<br><input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br><input type="checkbox"/> N/A | Inspection:<br>Use Group: R.2<br>Type: 5B<br>IBC 09 |
| Proposed Project Description:<br>change of use, home occupation |  | Pedestrian Activities District (P.A.D.)   |   |
| Permit Taken By:  | <b>Zoning Approval</b>   |   |   |

|  | Special Zone or Reviews  | Zoning Appeal   | Historic Preservation  |
|--|--|---|--|
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.<br>2. Building Permits do not include plumbing, septic or electrical work.<br>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work. | <input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetlands<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br><br><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM<br>Date: OK w/condition<br>5/21/12 ABM | <input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br><br>Date: | <input type="checkbox"/> Not in Dist or Landmark<br><input type="checkbox"/> Does not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br><br>Date: Any exterior work requires a separate review's approval thru historic preservation |

**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 appication 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 |

B-3  
hisbrz

201205 4076

1st floor



# General Building Permit Application

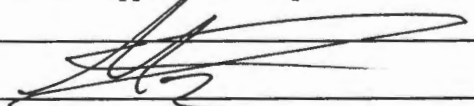
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

|   |   |  |
|---|---|--|
| Location/Address of Construction: <u>129 Spring St. #3 Portland, ME 04101</u>   |   |  |
| Total Square Footage of Proposed Structure/Area   | Square Footage of Lot   | Number of Stories  |
| Tax Assessor's Chart, Block & Lot<br>Chart#      Block#      Lot#<br><br><u>039 A 031</u>   | Applicant * <b>must</b> be owner, Lessee or Buyer*<br>Name <u>George Simas</u><br>Address <u>70 Alderbrook Dr.</u><br>City, State & Zip <u>Topsfield, MA, 01983</u> | Telephone:<br><u>774-238-6156</u>  |
| Lessee/DBA (If Applicable)<br><u>Miles C. Perry</u><br><u>129 Spring St. #3</u><br><u>Portland, ME 04101</u>  | Owner (if different from Applicant)<br>Name <u>Miles Perry Lessee</u><br>Address <u>129 Spring St. #3</u><br>City, State & Zip <u>Portland, ME 04101</u>            | Cost Of Work: \$ <u>150.00</u><br>C of O Fee: \$ <u>75.00</u><br>Total Fee: \$ <u>225.00</u> |
| Current legal use (i.e. single family) <u>Multi Use</u> Number of Residential Units <u>3</u><br>If vacant, what was the previous use? _____<br>Proposed Specific use: <u>Home Occupation</u><br>Is property part of a subdivision? _____ If yes, please name _____<br>Project description: <u>Small business working from home, using 80 sq. ft. of approx 1000 sq. ft. Apt. Making Art, using burlap. RECEIVED Online and at flea Markets.</u> |   |  |
| Contractor's name: <u>NA</u>  |   | <u>MAY 21 2012</u>   |
| Address: _____  |   | Dept. of Building Inspections  |
| City, State & Zip: _____  |   | City of Portland Maine   |
| Who should we contact when the permit is ready: _____   |   | Telephone: _____   |
| Mailing address: _____  |   |  |

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](http://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:  Date: MAY 21, 2012

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

Ms. Marge Schmuckal  
Zoning Administrator  
Department of Planning and Urban Development  
City of Portland  
389 Congress st.  
Portland, Maine 04101

Dear Ms. Schmuckal,

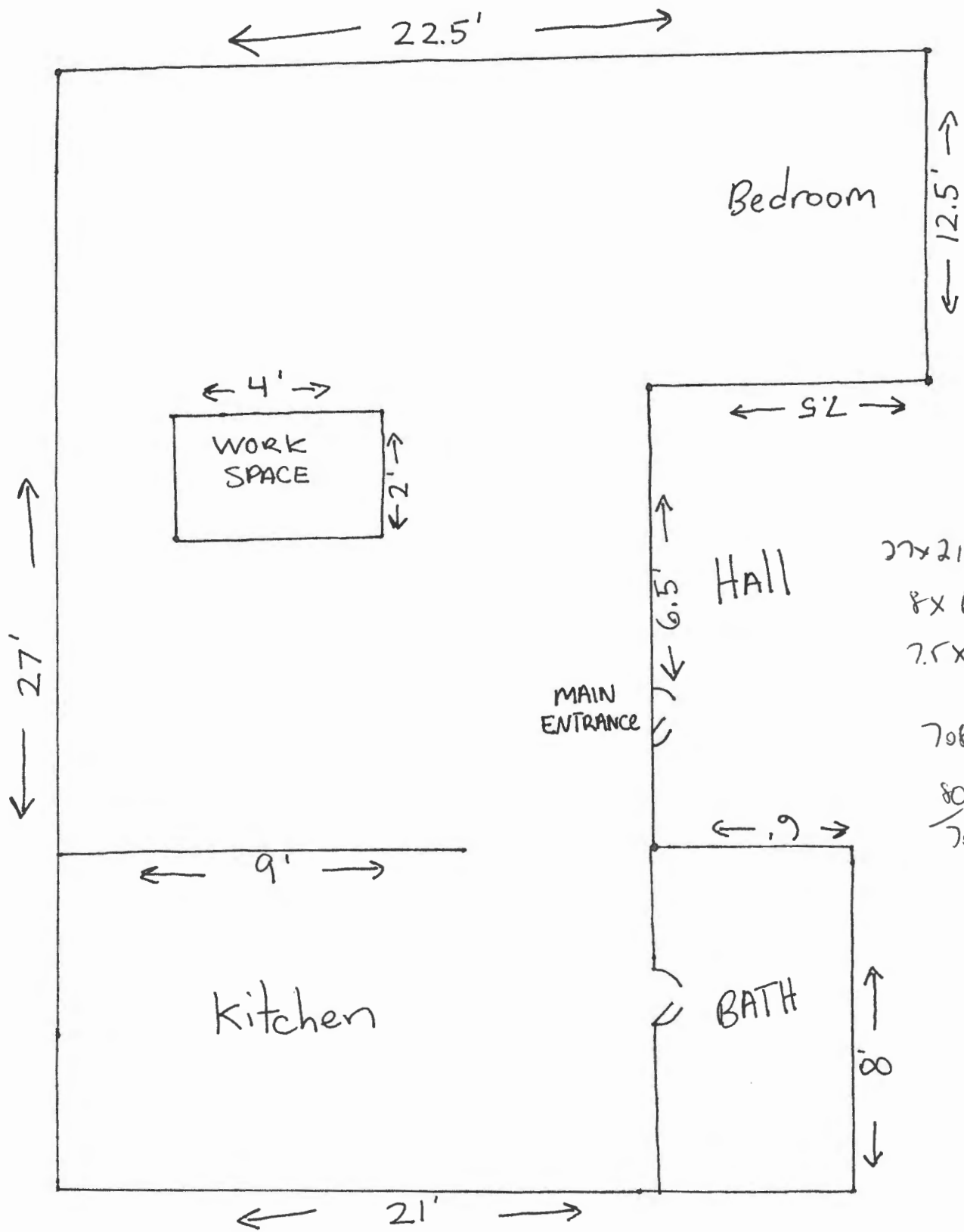
I am requesting a permit to allow me the use of my residence at 129 Spring St. #3 for a home occupation. I intend to hand make small wall art pieces out of burlap. Only a small space is required and i plan on selling online and at local flea markets. The following is an explanation of how my home occupation meets the criteria listed.

- a. My home occupation will occupy approximately 80 square feet (8%) of floor area of the residence.
- b. No goods will be stored, displayed or be visible from outside the residence.
- c. Storage of the material necessary to perform my occupation are minimal and included in the 80 square feet.
- d. There will be no external signage related to my home occupation.
- e. No exterior alterations to the residence are necessary.
- f. Since i will not be meeting clients at my residence, no additional parking is necessary.
- g. No objectionable effects will result from my home occupation.
- h. I will not require the services of any employees.
- i. Since i will not be meeting clients at my residence, no additional traffic will be generated by my home occupation.
- j. No vehicles even nearing a gross vehicle weight of 6,000 pounds are necessary for my home occupation.

As you can see, my home occupation is a secondary and incidental use of my residence. The external activity level and impact is negligible and in keeping with the residential character of the neighborhood.

Attached you will find a copy of the floor plans showing my entire dwelling and area of the home occupation space, as well as a letter from the owner of the building granting permission to conduct a home occupation on the premises. Thank you for your assistance in this matter.

Thank you, Miles Perry



$27 \times 21 = 567$   
 $8 \times 6 = 48$   
 $7.5 \times 12.5 = 93.75$   


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 $705.75$   
 $\frac{80}{705.75} = 11\%$   
 (OK)



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## Question?

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**April Garcia** <domesticallyurban@gmail.com>  
To: george simas <gsimas@emersonswan.com>

Fri, May 18, 2012 at 3:20 PM

Hi George, i am registering my business, which is screen printed wall art. To register my business at my home address i need your permission. I have attached a photo, of the small screen print setup that i use. It is a very minimal setup and causes no disturbance to your building. Please email me with a response stating wether or not you approve of me doing this? Thank you so much for considering.

Your tenant, Miles

you may view my products at...  
[www.fiberandwater.etsy.com](http://www.fiberandwater.etsy.com)



**DSC\_0301.JPG**  
3541K

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**george simas** <gsimas@emersonswan.com>  
To: April Garcia <domesticallyurban@gmail.com>  
Cc: james simas <jsimas@emersonswan.com>

Fri, May 18, 2012 at 3:26 PM

Miles,

As long as there is no noise or larger production material, I don't see this as being a problem. I have copied my brother Jim for his sign off as well. Jim, please respond to all.

Thanks

George

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**From:** April Garcia [mailto:domesticallyurban@gmail.com]  
**Sent:** Friday, May 18, 2012 3:20 PM  
**To:** george simas



**Subject:** Question?

[Quoted text hidden]

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**April Garcia** <domesticallyurban@gmail.com>  
To: george simas <gsimas@emersonswan.com>  
Cc: james simas <jsimas@emersonswan.com>

Fri, May 18, 2012 at 10:11 PM

Hi Jim & George, there is not going to be any noise or large production. It is just a small art setup, that i have been doing for fun already, the only change is i'm trying to register it as a business now to sell at markets. Thank you very much. Let me know if you have further questions.

Thank you, Miles

[Quoted text hidden]

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**james simas** <jsimas@emersonswan.com>  
To: April Garcia <domesticallyurban@gmail.com>, george simas <gsimas@emersonswan.com>

Mon, May 21, 2012 at 10:15 AM

I approve as long as conditions below are met, no noise, no large production material...Do you need a document from us with approval or will the emails suffice?

Jim

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**From:** April Garcia [mailto:domesticallyurban@gmail.com]  
**Sent:** Friday, May 18, 2012 10:11 PM  
**To:** george simas  
**Cc:** james simas  
**Subject:** Re: Question?

[Quoted text hidden]

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**April Garcia** <domesticallyurban@gmail.com>  
To: james simas <jsimas@emersonswan.com>  
Cc: george simas <gsimas@emersonswan.com>

Mon, May 21, 2012 at 10:20 AM

Thank you very much! Those conditions will be met and the emails will work perfectly for the approval.

Thank you again, Miles.

[Quoted text hidden]



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## Emailing: Miles Perry & April Garcia Lease Agreement Oct11

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**george simas** <gsimas@emersonswan.com>  
To: "domesticallyurban@gmail.com" <domesticallyurban@gmail.com>  
Cc: james simas <jsimas@emersonswan.com>

Fri, Sep 23, 2011 at 9:19 AM

Miles,

Here is the lease. Please review, sign and send a check for \$1950 (1st month and security deposit). Once all is complete, I will get you a key and you can begin your new journey in Portland. Please call me with any questions that you might have.

Best,

George

George Simas  
70 Alderbrook Dr  
Topsfield Ma 01983

The message is ready to be sent with the following file or link attachments:

Miles Perry & April Garcia Lease Agreement Oct11

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

 **Miles Perry & April Garcia Lease Agreement Oct11.rtf**  
41K

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**Miles April** <domesticallyurban@gmail.com>  
To: george simas <gsimas@emersonswan.com>

Fri, Sep 23, 2011 at 10:22 PM

Hi George, Thank you! I received the lease. We signed it and mailed it to you along with the check. You should receive it tomorrow.

Thanks again,

April & Miles  
[Quoted text hidden]

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**george simas** <gsimas@emersonswan.com>  
To: "domesticallyurban@gmail.com" <domesticallyurban@gmail.com>

Sat, Sep 24, 2011 at 6:31 AM

Thanks guys!

As soon as I receive it I will coordinate getting you a set of keys. I will also send down some standard rules of the building, primarily, no smoking.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

## Receipts Details:

**Tender Information:** Check , BusinessName: visa, Check Number: 9790  
**Tender Amount:** 225.00

## Receipt Header:

**Cashier Id:** gguertin  
**Receipt Date:** 5/21/2012  
**Receipt Number:** 44146

## Receipt Details:

|   |       |                |           |
|---|-------|----------------|-----------|
| Reference ID:   | 6597  | Fee Type:      | BP-C of O |
| Receipt Number:   | 0     | Payment Date:  |           |
| Transaction Amount:   | 75.00 | Charge Amount: | 75.00     |
| Job ID: Job ID: 2012-05-4046-CH OF USE - change of use, home occupation |       |                |           |
| Additional Comments: Miles Perry  |       |                |           |

|   |        |                |         |
|---|--------|----------------|---------|
| Reference ID:   | 6598   | Fee Type:      | BP-Home |
| Receipt Number:   | 0      | Payment Date:  |         |
| Transaction Amount:   | 150.00 | Charge Amount: | 150.00  |
| Job ID: Job ID: 2012-05-4046-CH OF USE - change of use, home occupation |        |                |         |