

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

Location of Construction: 74 Gray St		Owner: Oscar Yankowsky		Phone: 773-6758		Permit No: 980881	
Owner Address:		Lessee/Buyer's Name: Lisa Thompson 74 Gray St 3rd fl Portland, ME 04102		Phone:		Business Name:	
Contractor Name:		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED AUG 11 1998 CITY OF PORTLAND </div>	
Past Use: Residential/Multi		Proposed Use:		COST OF WORK: \$ 25 PERMIT FEE: \$ 25.00			
Proposed Project Description: Change Use/Home Occupation Mail order on wholesale product. I will d all shipping to the people on their orders		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Signature: _____		Zone: R-6 CBL: 044-1-015 Zoning Approval: <i>ok - see memo 8/7/98</i> 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"/>	
Permit Taken By: SP		Date Applied For: 03 August 1998					

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..

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

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 provisions of the code(s) applicable to such permit

04 August 1998

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS

#2

CEO DISTRICT 3
ML/MW

LAND USE - ZONING REPORT

ADDRESS: 74 Gray St DATE: 0/7/98

REASON FOR PERMIT: change of use to Allow home occup.

BUILDING OWNER: Oscar Yankowsky C-B-L: 44-I-15
for sales

PERMIT APPLICANT: LISA Thompson

APPROVED: with conditions DENIED: _____
#1, #7, #9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage, under home occ. guidelines
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition PLEASE remember That no retail or whole sale transactions shall be done on premises

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): <u>74 Gray St 3rd floor</u>			
Total Square Footage of Proposed Structure <u>1924 apartment only</u>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <u>044</u> Block# <u>I</u> Lot# <u>015</u>	Owner: <u>Oscar Yankowsky</u>	Telephone#: <u>773-6758</u>	
Owner's Address: <u>1021 Congress</u>	Lessee/Buyer's Name (If Applicable) <u>Lisa M Thompson</u> <u>74 Gray St 3rd floor</u>	Cost Of Work: <u>\$ 04102</u>	Fee <u>\$ 25</u>
Proposed Project Description: (Please be as specific as possible) <u>Mail order on Wholesale product, I will do all shipping to the people on there orders.</u> <u>Home Occupation</u>			
Contractor's Name, Address & Telephone <u>N/A</u>			Rec'd By
Current Use: <u>residential</u>		Proposed Use: <u>office space, storage, rental</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventillation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

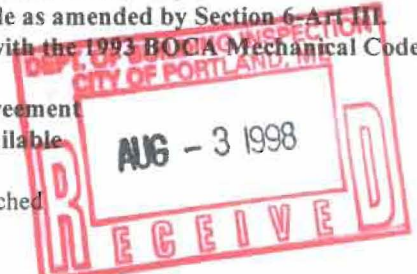
Certification

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Signature of applicant: <u>Lisa M Thompson</u>	Date: <u>8-3-98</u>
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Building Permit Fee: \$25.00 for the 1st \$1000 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum



Dream - Price's

We have a complete line of nearly 4000 Merchandise product and still growing.

We get lowest below - Wholesale prices, So people can get more for there money.

Are offer is a complete product guaranteed.

We will ship all orders to the people.

We have proven money - making programs such as mail order, discount circulars, swap meet sales, sub-wholesaling and Fund - Raising.

Over 20 tested programs to bring, To the people to order. To have a Flea market.

Are goal is to own ~~we~~ a store in the end.

Thank you
Lisa M Thompson
34 Gray St Apt #2
Portland ME 04102

Lisa Thompson
74 Gray St 3rd floor
Portland ME 04102

Closet 6'7" x 5'4"	Living room and Bedroom 15'3" x 16'8"	Closet 15'3" x 5'3"
Bathroom 11'2" x 6'7"		Storage
Hallway 18'5" x 5'5"		
Kitchen 13'9" x 14'2"	Closet 8'6" x 1'8"	
	Bedroom 14'4" x 13'6"	

Back
Door

Little Bedroom

9'1" x 10'1"

office

Total Sq. ft 1924

(1) *Don't forget to explain your job proposal*

(S Approach zone transition area. Slope, one 1 in two 2. Code 1968. § 602.18.H)

(2) *Floor plans with dimensions*

Sec. 14-410. **Home occupation.**

(3) *\$2500 fee change of use permit to allow a home occupation*

Purpose. The purpose of home occupations is to allow the secondary and incidental use of a residence for the conduct of appropriate occupations whose external activity levels and impacts are so limited as to be compatible with the residential character of the neighborhood.

(1) In connection with the operation of a home occupation, within a dwelling unit, the following requirements shall be met:

- a. A home occupation shall not occupy more than five hundred (500) square feet of floor area or more than twenty-five (25) percent of the total floor area of such a dwelling unit, whichever is less, or in the case of licensed family day care homes, or home babysitting services, to accommodate not more than six (6) children plus two (2) children after school and having no nonresidential employees;
- b. There shall be no outside storage of goods and materials nor shall there be exterior displays, or display of goods visible from the outside;
- c. Storage of materials related to the home occupation shall count as a part of the occupancy limitations in subsection (1)a. above, but shall not constitute a dominant part of such occupancy provided, however, storage of such materials or products in garages or other accessory structures is prohibited;
- d. Exterior signs shall be limited to one (1) nonilluminated sign not exceeding a total area of two (2) square feet, affixed to the building and not projecting more than one (1) foot beyond the building;
- e. Any exterior alterations to the residence shall be compatible with the architecture of the building and maintain the residential appearance by virtue of exterior materials, lighting, and signs;
- f. Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard;
- g. The home occupation shall not produce offensive noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare or other objectionable effects;
- h. There shall be no more than one (1) nonresident employed in the home occupation, provided, however, family day care or home babysitting services shall have no nonresident employees;
- i. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood;
- j. No motor vehicle exceeding a gross vehicle weight of six thousand (6,000) pounds shall be stored on the property in connection with the home occupation.

Criteria to Be met

(2) No residence shall be occupied, altered or used for any home occupation except the following:

- a. Accountants and auditors;

ok

OK ↓

- b. Answering services (telephone);
 - c. Architects;
 - d. Artists and sculptors;
 - e. Authors and composers;
 - f. Computer programming;
 - g. Custodial services;
 - h. Custom furniture repair and upholstery;
 - i. Dentists, doctors, therapists, and health care practitioners;
 - j. Direct mail services;
 - k. Dressmakers, seamstresses and tailors;
 - l. Engineers;
 - m. Family planning services;
 - n. Hairdressers (limited to no more than two (2) hair dryers);
 - o. Home crafts, such as model making, rug weaving, lapidary work, cabinet making, weaving, ceramics;
 - p. Interior decorators;
 - q. Lawyers, justices of the peace and notary publics;
 - r. Licensed family day care home or babysitting services; *(see (1) a)*
 - s. Musicians or music teachers, including group instruction not to exceed six (6) students at any time but not including performances or band rehearsals, which shall meet the following requirements in addition to those set forth in subsection (1) of this section:
 - 1. Electronic amplification is prohibited;
 - 2. The applicant shall demonstrate that noise attenuation is provided which minimizes perception of sound at property lines at all times during the use. Noise attenuation measures may include, but are not limited to, insulation, double-pane windows, air conditioners or any combination of these or similar noise attenuation measures;
 - 3. Hours of operation shall be limited to 8:30 a.m. to 9:30 p.m.
 - t. Office facility of a minister, rabbi, or priest;
 - u. Photographic studios;
 - v. Professional counseling and consulting services;
 - w. Professional research services;
 - x. Sales persons provided that no retail or wholesale transactions are made on the premises;
 - y. Small appliance repair;
 - z. Snow plowing provided that only one (1) snow plow vehicle is stored on or generated from the site;
 - aa. Special tutoring or instruction (not to exceed three (3) pupils at any given time);
 - bb. Stenographic and other clerical services.
- '3' A home occupation that is not listed in paragraph '2' of this section but is similar to and no more objectionable than those home occupations listed in that paragraph, shall

be permitted as a conditional use subject to the requirements of paragraph (1) of this section and section 14-474 (conditional use) of this article. This provision shall not include veterinarians, kennels, animal raising, funeral homes, retail uses including antique shops, restaurants, dancing studios, towing services, repair and painting of automobiles as home occupations.

*NOT
ALLOWED*

(Code 1968, § 602.18.I; Ord. No. 277-77, 11-7-77; Ord. No. 548-85, § 1, 5-6-85, Ord. No. 76-85, § 1, 7-1-85; Ord. No. 66-87, § 2, 11-2-87; Ord. No. 329-90, 5-7-90)

Secs. 14-411–14-420. Reserved.

DIVISION 25. SPACE AND BULK REGULATIONS AND EXCEPTIONS

Sec. 14-421. Generally.

The requirements of this article shall be subject to the space and bulk regulations and exceptions of this division.

(Code 1968, § 602.19.A)

Sec. 14-422. Reduction of lot area prohibited.

No lot shall be so reduced that yards, lot width, lot frontage, lot area, area per dwelling unit, and space for off-street parking and/or off-street loading shall be less than the minimum required under this article.

(Code 1968, § 602.19.A)

Sec. 14-423. Joint occupancy.

When two (2) or more uses occupy the same building or premises, the off-street parking and loading requirements and the area per dwelling unit requirements of both uses shall be met in full.

(Code 1968, § 602.19.B)

Sec. 14-424. Required open space.

No part of a yard or other open space required about any building under this article shall be included as a part of a yard or other open space required for another building.

(Code 1968, § 602.19.C)

Sec. 14-425. Projections in required yard areas.

A front yard may be occupied by a one-story entrance porch not enclosed, with or without a roof, if the area of the porch does not exceed fifty (50) square feet nor the projection from the building exceed five (5) feet. A cornice eave, sill, canopy, chimney, or other similar architectural feature, but not including a bay window, may project into any required yard a distance of not more than two (2) feet.

(Code 1968, § 602.19.D)