

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100015

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that CML LLC
has permission to Home Occupation for unit #5 for online business sale
AT 114 PARK ST APT#5 CB# 045 B001001 0

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 lathed or otherwise enclosed-in. 24 HOUR 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. CAPT. R. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
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: 10-0015 | Issue Date: | CBL: 045 B001001 |
|-----------------------|-------------|---------------------|

| | | | |
|--|------------------------|---|--------------|
| Location of Construction: 114 PARK ST APT#5 | Owner Name: CML LLC | Owner Address: 5 ADELBERT ST | Phone: |
| Business Name: | Contractor Name: | Contractor Address: | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Change of Use Home Occupation | Zone: R-6 |

| | | | | |
|--|--|---|---|--------------------|
| Past Use: 5 Unit Residential - APT #5 | Proposed Use: 5 Unit Residential - APT #5 w/ home occupation - Home Occupation for unit #5 for online business sales | Permit Fee: \$225.00 | Cost of Work: \$225.00 | CEO District: 2 |
| Proposed Project Description: Home Occupation for unit #5 for online business sales | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i> | INSPECTION: Use Group: R-2 Type: SB <i>TBC 2003</i> | |
| | | Signature: <i>(KG)</i> | Signature: <i>[Signature]</i> | |
| 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: Ldobson | Date Applied For: 01/07/2010 | Zoning Approval | | |
|-----------------------------|---------------------------------|------------------------|--|--|

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

PERMIT ISSUED

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City of Portland

| | | |
|---|---|---|
| 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"/> Date: <i>01/17/10</i> | 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 Date: _____ | Historic Preservation <input 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: <i>requires A</i> |
|---|---|---|

*Any exterior work
requires A
Separate review & approval*

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

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**

NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

PERMIT ISSUED

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City of Portland

City of Portland, Maine - Building or Use Permit

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 10-0015 | Date Applied For: 01/05/2010 | CBL: 045 B001001 |
|------------------------------|--|----------------------------|

| | | | |
|---|-------------------------------|--|---------------|
| Location of Construction: 114 PARK ST APT#5 | Owner Name: CML LLC | Owner Address: 5 ADELBERT ST | Phone: |
| Business Name: | Contractor Name: | Contractor Address: | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Change of Use Home Occupation | |

| | |
|--|---|
| Proposed Use: 5 Unit Residential - APT #5 w/ home occupation - Home Occupation for unit #5 for online business sales | Proposed Project Description: Home Occupation for unit #5 for online business sales |
|--|---|

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/07/2010

Note: **Ok to Issue:**

- 1) Sales persons activity is allowed provided that no on-site retail or wholesale transactions are made on the premises. If such activity is reported, this Home Occupation allowance shall be revoked.
- 2) This property shall remain a five (5) family dwelling with a Home Occupation for online sales in Apartment #5 after the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
- 3) During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
- 4) Separate permits shall be required for any new signage using the Home Occupation standards.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 01/29/2010

Note: **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 01/12/2010

Note: **Ok to Issue:**

- 1) Permit is for change of use only. any construction will require separate permits.
- 2) The entire structure shall comply with NFPA 101 "Existing Apartments"
Compliance shall be insured prior to the issuance of a Certificate of Occupancy.

PERMIT ISSUED

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City of Portland



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>114 Park St Apt 5</u> | | |
| Total Square Footage of Proposed Structure/Area | Square Footage of Lot | Number of Stories |
| Tax Assessor's Chart, Block & Lot Chart# <u>45</u> Block# <u>B</u> Lot# <u>1</u> | Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Amanda Latty</u> Address <u>114 Park St Apt 5</u> City, State & Zip <u>Portland, ME 04101</u> | Telephone: |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name <u>Kevin D'Amboise</u> Address <u>5 Aldubert St</u> City, State & Zip <u>South Portland, ME</u> | Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____ |
| Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>5</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>use area for home occupation for online business as sales person - selling products</u> | | |
| Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Amanda Latty</u> Telephone: <u>(207) 939-9601</u> Mailing address: <u>114 Park St Apt 5 Portland, ME 04101</u> ← MAIL | | |

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

RECEIVED

JAN - 7 2010

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: Amanda Latty Date: 12/29/09

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 Street
Portland, Maine 04101

Dear Ms. Schmuckal:

I am requesting a permit to allow me the use of my residence at 114 Park Street- Apartment Five for a home occupation. I intend to serve as an online sales person, selling products online through my website and online auctions. In effect my work will be a sales person, an acceptable home occupation under item (2) of Section 14-410 of the Portland Zoning Ordinance. The following is an explanation of how my home occupation meets the criteria listed under item (1) of the same.

- a. My home occupation will occupy approximately 50 square feet (7%) of floor area of the residence $7108 \div 858 = 13\%$ still under 25%
- b. No goods will be stored, displayed, or visible from outside the residence
- c. There is no storage of materials to perform my occupation
- 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 customers, no additional parking is necessary
- g. No objectionable effects will result from my home occupation
- h. I will not require the services of employees
- i. Since I'm not meeting customers at my residence, no additional traffic will be generated by my home occupation
- j. No vehicle even nearing a gross vehicle weight of 6,000 pounds are necessary for my home occupation

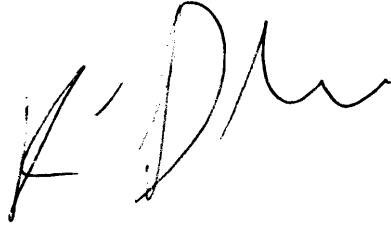
As you can see, my home occupation is a secondary and incidental use of my residence. There will be no external activity level and impact from my home occupation, keeping the residential character of the neighborhood.

Attached you will find a copy of 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.

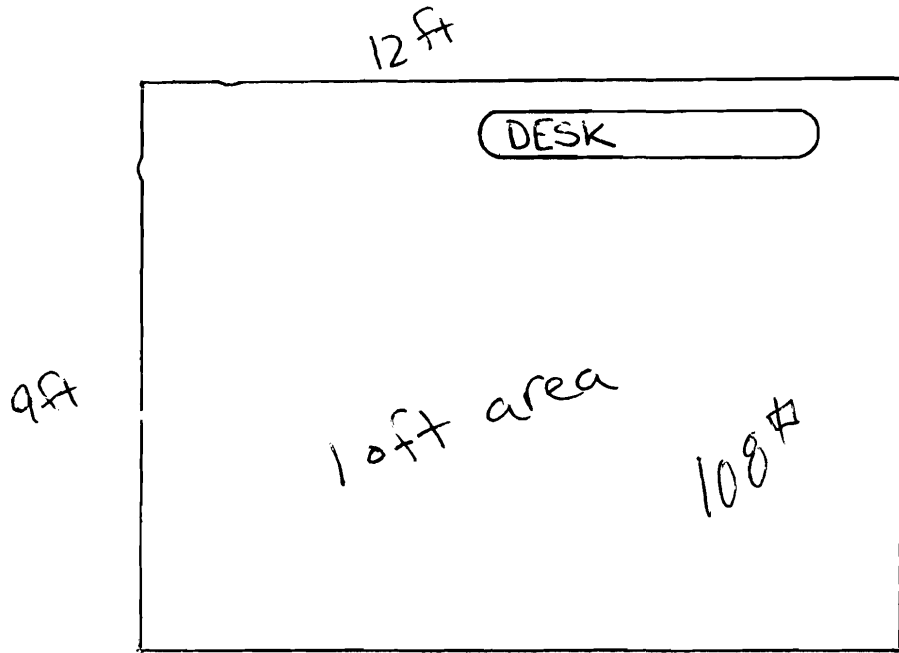
To whom it may concern,

I, Kevin D'Amboise give permission to my tenant Amanda Latty of 114 Park Street apartment 5 to conduct an online business on the premises. If you have any questions or concerns please call me at (207) 332-1168.

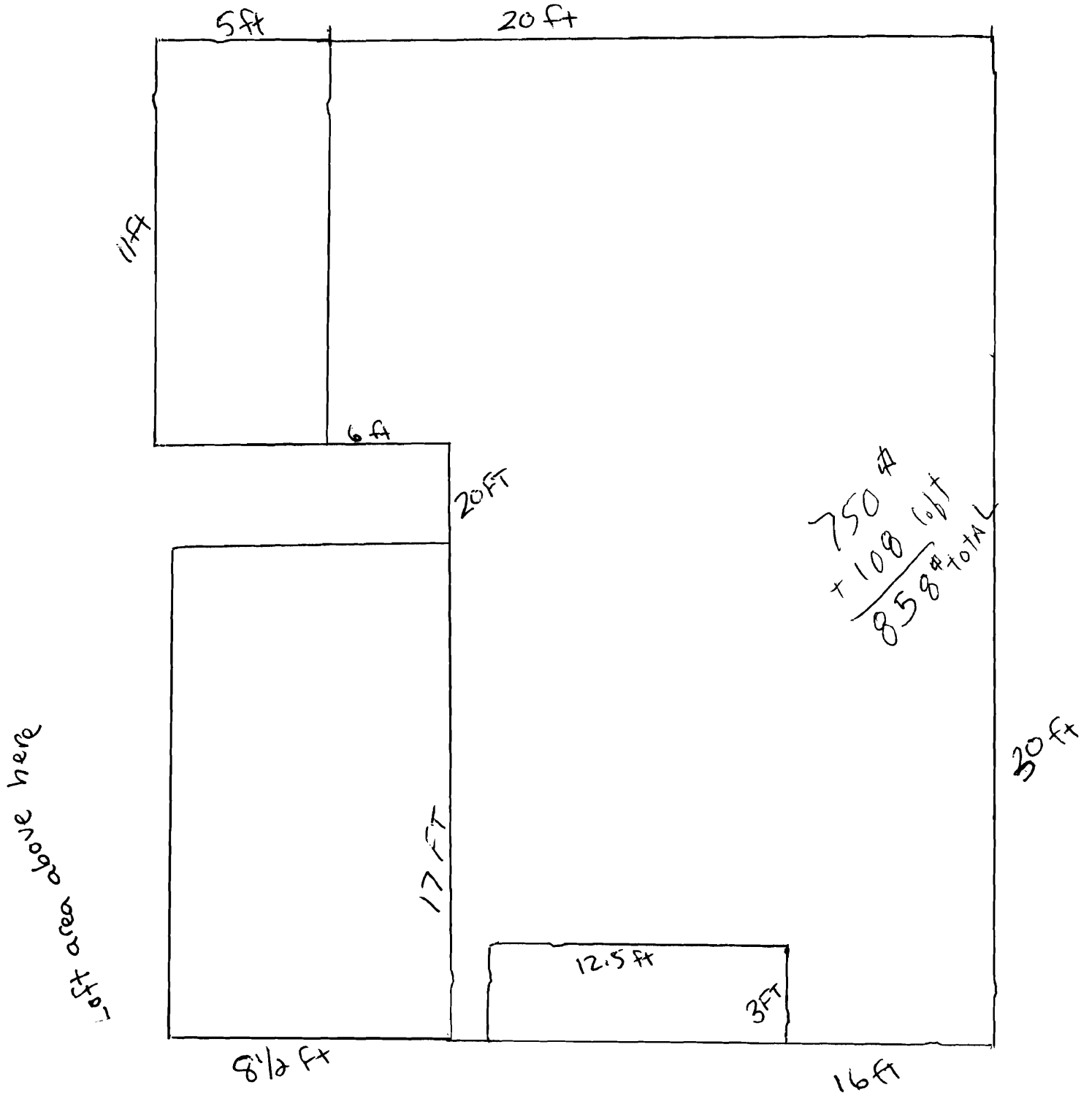
Kevin D'Amboise
CML LLC

A handwritten signature in black ink, appearing to read "K. D'Amboise". The signature is written in a cursive style with a large, stylized "K" and "D".

LOFT



Downstairs



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

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Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

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[browse facts and links a-z](#)

CBL 045 B001001
Land Use Type FIVE TO TEN FAMILY
Property Location 114 PARK ST
Owner Information CML LLC
 5 ADELBERT ST
 SOUTH PORTLAND ME 04106
Book and Page 24366/236
Legal Description 45-B-1
 PARK ST 114
 SPRING ST 138-140
 2000 SF
Acres 0.046

Current Assessed Valuation:

TAX ACCT NO. 6756 **OWNER OF RECORD AS OF APRIL 2009**
 CML LLC
LAND VALUE \$107,300.00 5 ADELBERT ST
BUILDING VALUE \$541,660.00 SOUTH PORTLAND ME 04106
NET TAXABLE - REAL ESTATE \$648,960.00
TAX AMOUNT \$11,512.56

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

Card 1 of 1

Year Built 1900
Style/Structure Type APARTMENT - GARDEN
Units 5
Square Feet 6749

[View Sketch](#) [View Map](#) [View Picture](#)



Best viewed at 800x600, with Internet Explorer

Exterior/Interior Information:

Card 1

Levels B1/B1
Size 1201
Use UNFINISHED RES BSMT
Height 7
Heating NONE
A/C NONE

Card 1

Levels 01/01
Size 1201
Use APARTMENT
Height 10
Walls BRICK/STONE
Heating HW/STEAM
A/C NONE

Card 1

Levels 02/02
Size 1201
Use APARTMENT
Height 10
Walls BRICK/STONE
Heating HW/STEAM
A/C NONE

Card 1

Levels 03/03
Size 1144
Use APARTMENT
Height 10
Walls BRICK/STONE