

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Permit Number: 040124

Please Read Application And Notes, If Any, Attached

This is to certify that Smith Betty M /M & M Industries

has permission to Change of use from basemnt to home occupation: dog grooming

AT 538 Cumberland Ave City of Portland 047 A009001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State 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 when permission procured before this building or part thereof is altered or closed-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. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name  
**CITY OF PORTLAND**

**PERMIT ISSUED**

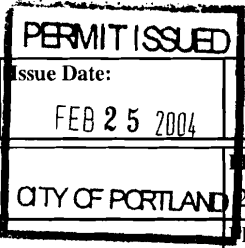
**FEB 25 2004**

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: 04-0124	Issue Date: FEB 25 2004	BL: 047 A009001
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Location of Construction: 538 Cumberland Ave	Owner Name: Smith Betty M	Owner Address: 3 Admirals Way	Phone: 207-408-1411
Business Name: n/a	Contractor Name: M & M Industries	Contractor Address: 90 Pearl St. #1 So. Portland	Phone: 2073294875
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use Home Occupation	Zone: R-6

Past Use: Single Family / Basement	Proposed Use: Single Family / Change of use from basement to home occupation: Pet Grooming	Permit Fee: \$213.00	Cost of Work: \$12,700.00	CEO District: 2
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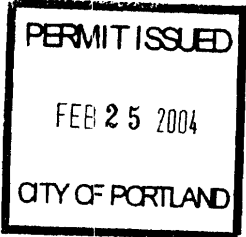
FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION: Use Group: R-3 Type: 5B BOCA 1999 Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

**Proposed Project Description:**  
 Change of use from basemnt to home occupation: pet grooming.

Permit Taken By: gg	Date Applied For: 02/12/2004	<b>Zoning Approval</b>
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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	Zoning Appeal	Historic Preservation
<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 checked="" type="checkbox"/>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use under Home occupation <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved conditions 2/21/03 <input type="checkbox"/> Denied	<input type="checkbox"/> Not in District or Landmark <input checked="" 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>2/19/04</i> <i>OK with conditions</i> <i>The ZBA part on</i>	Date: <i>2/21/04</i> <i>only pet grooming table</i> <i>no kennels permitted</i> <i>hours of operation may extend to 5pm.</i>	Date: <i>2/19/04</i> <i>to D.A.</i> <i>DA 2/23/04</i> <i>Not visible from street.</i>



**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

2/10/04 - Framing, Plumb & electrical done for basement area.  
Will call when entrance is required in - JD

3/5/04 checked headroom does not work -

3/9/04 headroom okay - p-trap added to tub. Access  
panel will be added to tub - due to nature of business  
framing okay to sheetrock - will call M. Collins for electrical JD

<b>Location of Construction:</b> 538 Cumberland Ave	<b>Owner Name:</b> Smith Betty M	<b>Owner Address:</b> 3 Admirals Way	<b>Phone:</b> 207-408-1411
<b>Business Name:</b> n/a	<b>Contractor Name:</b> M & M Industries	<b>Contractor Address:</b> 90 Pearl St. #1 So. Portland	<b>Phone:</b> 2073294875
<b>Lessee/Buyer's Name</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Change of Use Home Occupation	<b>Zone:</b>

<b>Dept:</b> Historical	<b>Status:</b> Not Applicable	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 02/23/2004
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 02/19/2004
<b>Note:</b> 2/12/04 given to Jeanie. This should have gone to Marge for zoning review. 2/19/04 ZBA approved with conditions under a conditional use appeal for home occupation on August 21, 2003			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) You shall continue to meet all the conditions that the Zoning Board of Appeals placed on this use. A) There shall be only one grooming table B) No kenneling is permitted C) The hours of operation may extend to 5 pm 2) ANY exterior work requires a separate review and approval thru Historic Preservation. Your property is located within a Historic District. 3) During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained. 4) 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. 5) This property shall remain a single family dwelling with a pet grooming home occupation with the issuance of this permit. Any change of use shall require a separate permit application for review and approval. 6) Separate permits shall be required for any new signage under the home occupation guide lines.			
<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 02/24/2004
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>

**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 APPLICAN

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PHO

\_\_\_\_\_  
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PHO

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

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

<b>Permit No:</b> 04-0124	<b>Date Applied For:</b> 02/12/2004	<b>CBL:</b> 047 A009001
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<b>Location of Construction:</b> 538 Cumberland Ave	<b>Owner Name:</b> Smith Betty M	<b>Owner Address:</b> 3 Admirals Way	<b>Phone:</b> 207-408-1411
<b>Business Name:</b> n/a	<b>Contractor Name:</b> M & M Industries	<b>Contractor Address:</b> 90 Pearl St. #1 So. Portland	<b>Phone:</b> (207) 329-4875
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Change of Use Home Occupation	

<b>Proposed Use:</b> Single Family / Change of use from basement to home occupation: Pet Grooming	<b>Proposed Project Description:</b> Change of use from basemnt to home occupation: pet grooming.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 02/19/2004  
**Note:** 2/12/04 given to Jeanie. This should have gone to Marge for zoning review.      **Ok to Issue:**   
2/19/04 ZBA approved with conditions under a conditional use appeal for home occupation on August 21, 2003

- 1) You shall continue to meet all the conditions that the Zoning Board of Appeals placed on this use.
  - A) There shall be only one grooming table
  - B) No kenneling is permitted
  - C) The hours of operation may extend to 5 pm
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. Your property is located within a Historic District.
- 3) During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
- 4) 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.
- 5) This property shall remain a single family dwelling with a pet grooming home occupation with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.
- 6) Separate permits shall be required for any new signage under the home occupation guide lines.

**Dept:** Building      **Status:** Pending      **Reviewer:**      **Approval Date:**      **Ok to Issue:**

# All Purpose 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: <b>538 CUMBERLAND AVE</b>		
Total Square Footage of Proposed Structure Work <b>Building 2,182<sup>sq</sup> FT. / 510<sup>sq</sup> FT</b>		Square Footage of Lot <b>5,045<sup>sq</sup> FT.</b>
Tax Assessor's Chart, Block & Lot Chart# <b>47</b> Block# <b>A</b> Lot# <b>009</b>	Owner: <b>POLLY SMITH/BELLY SMITH</b> <b>3 ADMIRAL WAY KINNEDUNA CA 943</b>	Telephone: <b>408-1411/</b>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <b>MARU MAUTHANNEY</b> <b>M&amp;M INDUSTRIES</b> <b>33 CHAPEL ST. S. OAKLAND CA 94606</b>	Cost Of Work: <b>\$12,700<sup>est</sup></b> <b>138.00</b> Fee: <b>\$75.00 C.C.</b>
Current use: <b>BASMENT / LAUNDRY</b>		<b>213.00</b>
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: <b>Change of use</b>		
Proposed use: <b>BASMENT / GROOMING OPERATIONS / SHOP</b>		
Project description: <b>REFINISH EXISTING BASMENT WITH PARTITION WALL</b> <b>Home Occupation: Pet Grooming - re-build</b>		
Contractor's name, address & telephone: <b>M&amp;M INDUSTRIES (AS ABOVE)</b>		<b>Bulkhead for egress</b>
Who should we contact when the permit is ready: <b>MARU</b>		
Mailing address: <b>AS ABOVE</b>		
<p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. <b>PHONE: 329-4875</b></p>		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*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 of applicant: 	Date: <b>2/12/04</b>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.**  
**If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall**

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

\_\_\_\_\_ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

\_\_\_\_\_ **Footing/Building Location Inspection:** Prior to pouring concrete

\_\_\_\_\_ **Re-Bar Schedule Inspection:** Prior to pouring concrete

\_\_\_\_\_ **Foundation Inspection:** Prior to placing ANY backfill

**Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

**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.

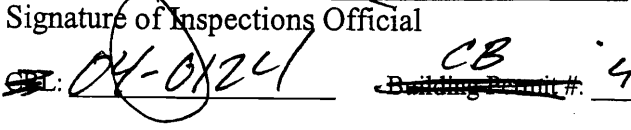
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

\_\_\_\_\_ **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

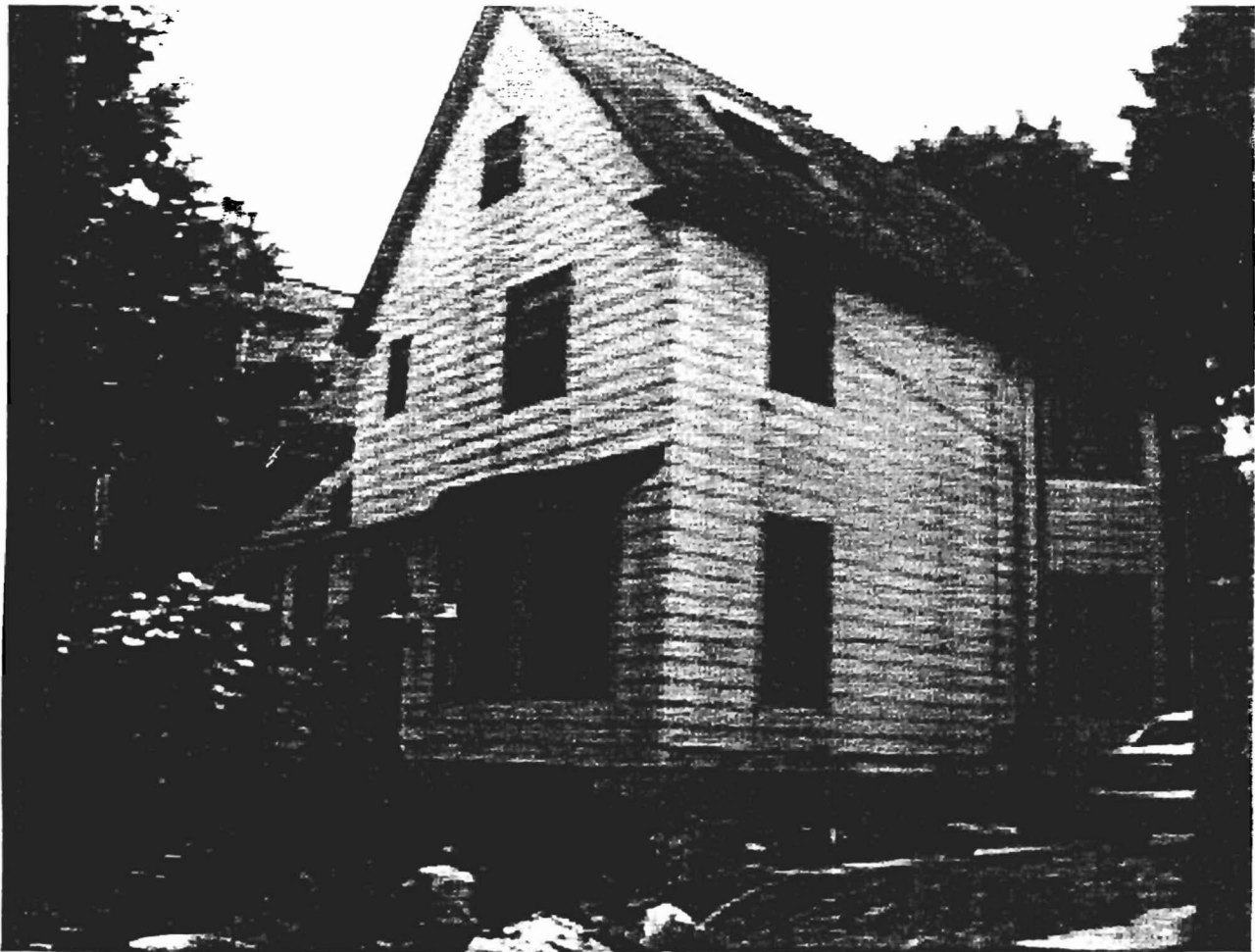
\_\_\_\_\_  
Date  
2/24/04

  
\_\_\_\_\_  
Signature of Inspections Official

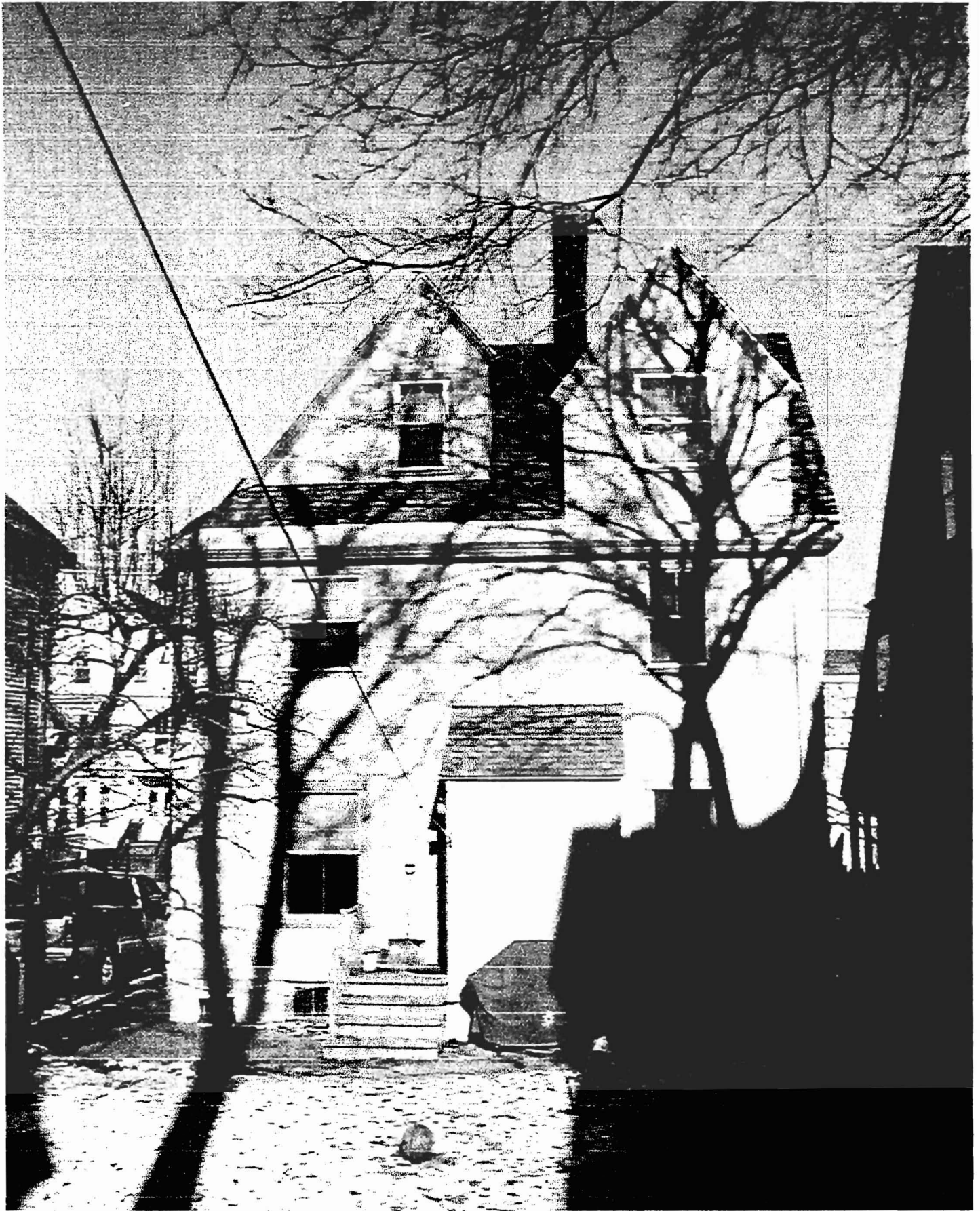
\_\_\_\_\_  
Date

Permit #

CB: 04-0124      CB      Building Permit #: 47-A-9







OKAYED  
DHB ANDREWS  
2/12/04

FEB 19 2004

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.

*fb*

**Current Owner Information**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	047 A009001
<b>Location</b>	538 CUMBERLAND AVE
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	SMITH BETTY M 3 ADMIRALS WAY KENNEBUNK ME 04043
<b>Book/Page</b>	16732/052
<b>Legal</b>	47-A-9 CUMBERLAND AVE 538-540  5045 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$34,550	\$71,710	\$106,260

**Property Information**

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>		
1890	Old Style	2	2182	0.116		
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>	
4	1		8	Full Finsh	Full	

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
09/12/2001	LAND + BLDING	\$209,000	16732-052

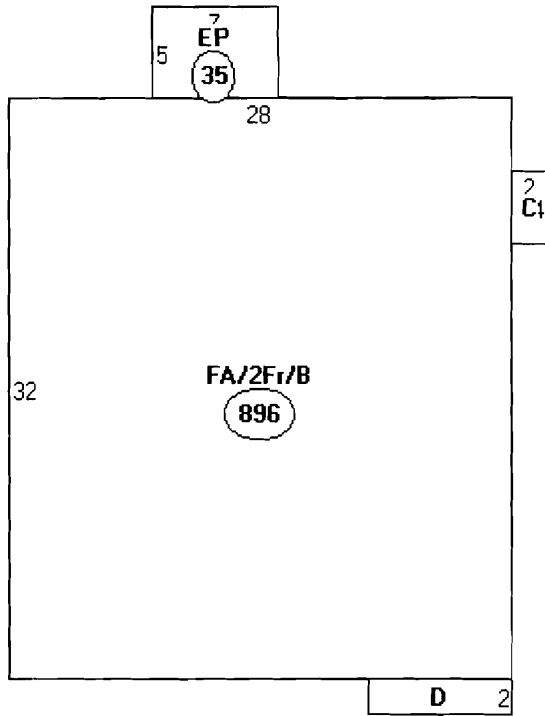
**Picture and Sketch**

<u><a href="#">Picture</a></u>	<u><a href="#">Sketch</a></u>
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[Click here](#) to view Tax Roll Information.

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

**New Search!**



Descriptor/Area

A: FA/2Fr/B  
896 sqft

B: EP  
35 sqft

C: 2FBAY/B  
8 sqft

D: FBAY  
16 sqft

M & M Industries  
33 Chapel Street #1  
South Portland, Me 04106  
207-329-4875

Marge Schmuckal  
City of Portland  
389 Congress Street  
Portland, Maine 04102

Re: 538 Cumberland Ave

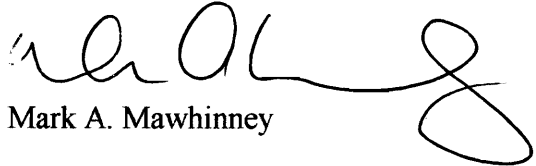
Dear Marge:

The owner/tenant is remodeling the basement for a dog grooming business. This has been allowed by a conditional use appeal issued on August 21, 2003.

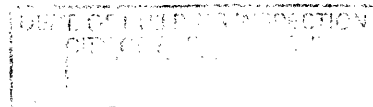
The plans call for replacing the existing toilet, replacing the existing utility sink with a small sink in a cabinet, adding a bath sink, and adding a bathtub on a raised platform. These items are consistent with the current items that the owner/tenant uses in her existing business at Petacular on Cumberland Ave.

Since this might present the appearance of adding an apartment, I have reviewed, with the owner, the plans presented and clarified with her that this use is only for work and not for the purpose of adding additional dwelling space now or in the future.

Sincerely yours,



Mark A. Mawhinney



FEB 19 2004

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

Patric Santerre, Chair  
Catherine Decker, Secretary  
Nan Sawyer  
Joe Lewis  
Kimberly Boggiatto  
William Hall  
John A. Thompson, Jr.

August 29, 2003

Polly Smith  
538 Cumberland Avenue  
Portland, ME 04101

RE: 538 Cumberland Avenue  
CBL: 047-A-009  
ZONE: R-6

Dear Ms. Smith:

At its August 21, 2003 meeting, **the Board of Appeals voted 4-0 to approve** your Condition Use Appeal requesting permission to operate a professional pet grooming business in your residence, with the conditions that: there is only one grooming table; no kenneling permitted; and that hours of operation may extend to 5 pm.

Enclosed please find a copy of the Board's vote, as well as an invoice.

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,

Karen Dunfey  
Inspection Services

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### APPEAL AGENDA

To: City Clerk  
From: Marge Schmuckal, Zoning Administrator  
Date: August 29, 2003  
RE: Action taken by the Zoning Board of Appeals on August 21, 2003.

The meeting was called to order at 7:04 p.m.

**Roll call as follows:**

**Members present:** Patric Santerre, Catherine Decker, Joseph Lewis, Kimberly Boggiatto, Nan Sawyer  
John Thompson, Jr.,

**Members Absent:** William Hall

**1: Unfinished Business:**

**2: New Business:**

**A. Practical Difficulty Variance Appeal**

124 Plymouth Street, Corinne Brown, property owner (Tax Map #345-A-016,017 in the R-3 Zone). The Applicant's current garage has a 7.5' side setback instead of the required 8' side setback and a 24' rear setback instead of the required 25' rear setback (§14-90). The Applicant is requesting to relocate the existing garage 6' further back on the lot and to add 8' to the rear of the garage. The relocation and addition would result in correcting the side setback to the required 8' and the rear setback would be reduced to 10' instead of the 25' required (§14-90) in the City of Portland Zoning Ordinance. The Board voted to deny the Appeal 6-0.

**B. Conditional use Appeal**

538 Cumberland Avenue, Polly Smith, tenant of the property (Tax Map #047-A-009 in the R-6 Zone). Applicant requests permission to operate a professional pet grooming business in her single family residence as a Home Occupation as provided under §14-410(c) of the City of Portland Zoning Ordinance. Board Member Nan Sawyer stated that she was the broker for the acquisition of the property, but felt that she could still make an impartial decision. The Board voted to allow Nan to hear the Appeal. The Board voted 4-0 to approve the Appeal with the conditions: that there be only one grooming table; that kenneling is not permitted; and that hours of operation may be extended to 5:00 pm.

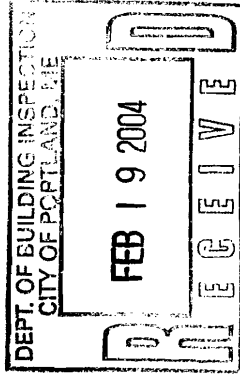
**3: Other Business:**

**4: Adjournment: The meeting was adjourned at 8:30 pm.**

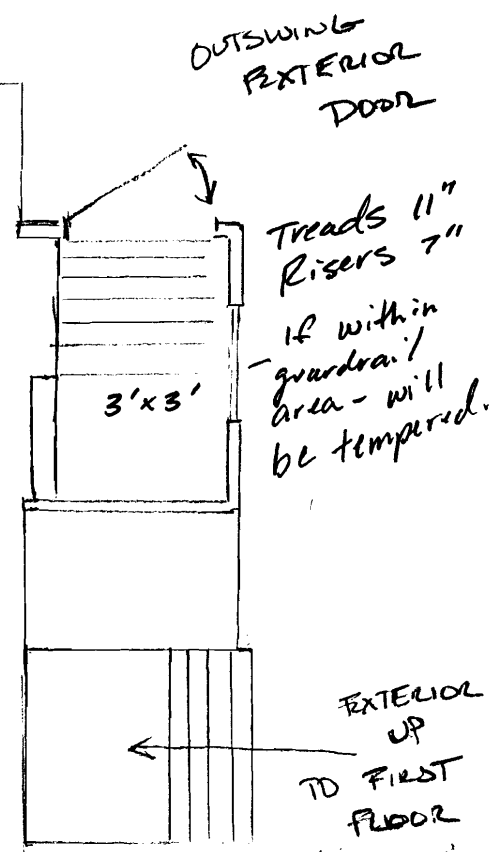
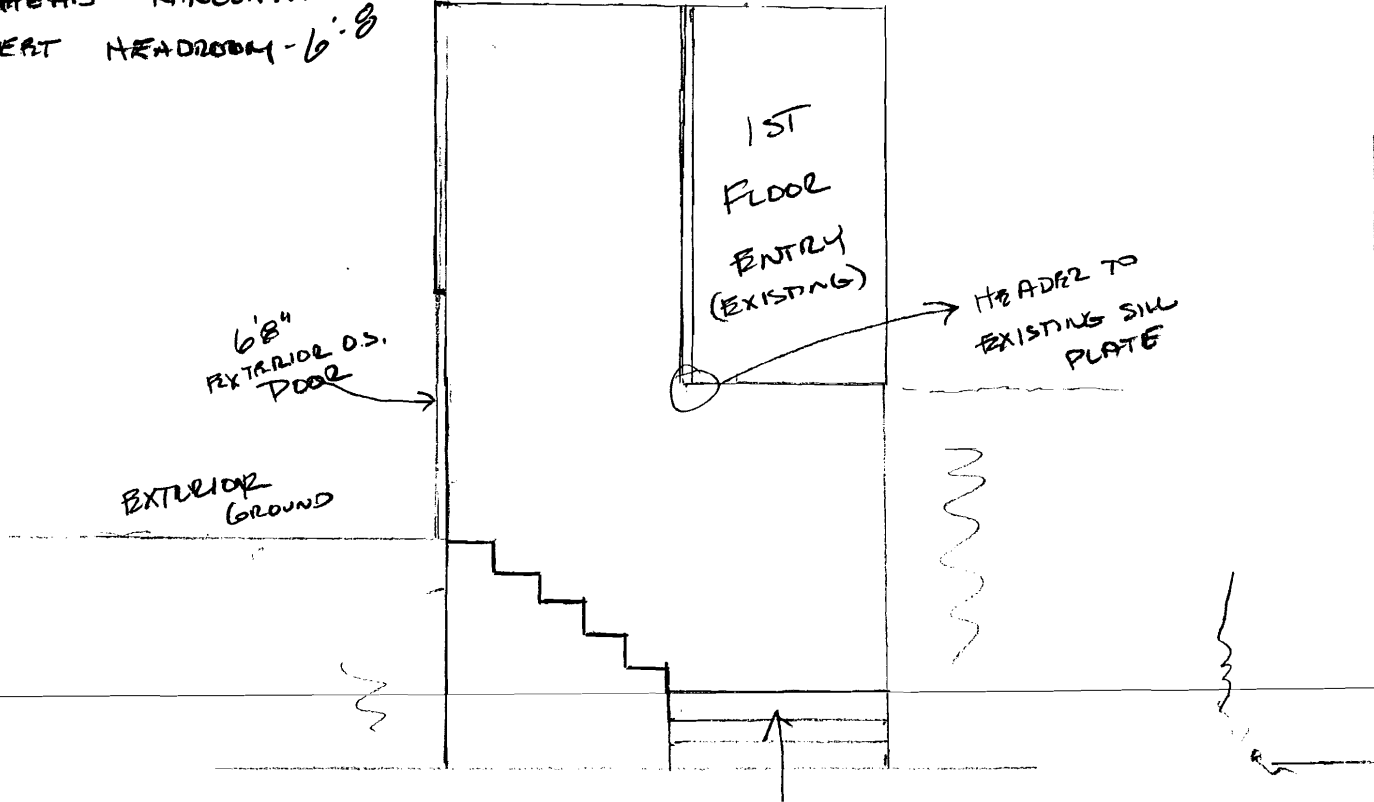
Enclosure: Agenda of August 21, 2003 meeting  
1 standard size audio tape

CC: Joseph Gray, City Manager  
Mark Adelson, Housing & Community Services  
Alex Jaegerman, Planning Department  
Lee Urban, Planning & Development Director

BASMENT  
SMITH RESIDENCE  
503 CUMBERLAND AVE  
PROPOSED WORK



EXISTING REAR ENTRY W/  
BULKHEAD RENOVATED  
TO MEET HEADROOM - 6'-8"

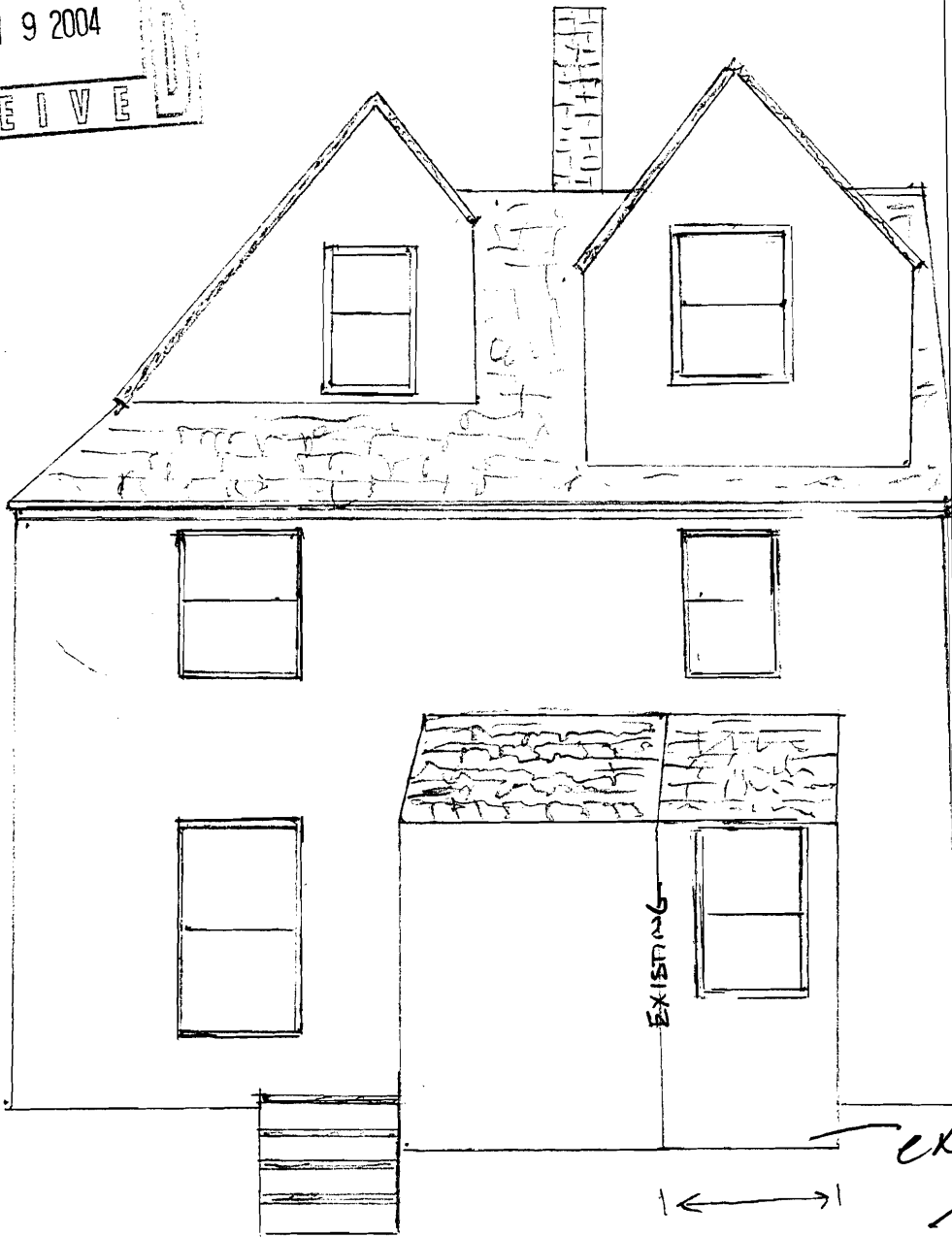


503 CUMBERLAND  
REAR  
FOOTPRINT

1/11/11

SCALE 3/16" = 1'

RECEIVED  
FEB 19 2004



CONSTRUCTION:

2x9 WALLS ✓

2x6 RAFTERS / HEADERS ✓

PROPOSED ADDITION

503 CUMBERLAND AVE

EXTERIOR SIDING TO MATCH EXISTING

EXTERIOR TRIM / WINDOW TRIM TO MATCH WINDOW TO MATCH

existing foundation

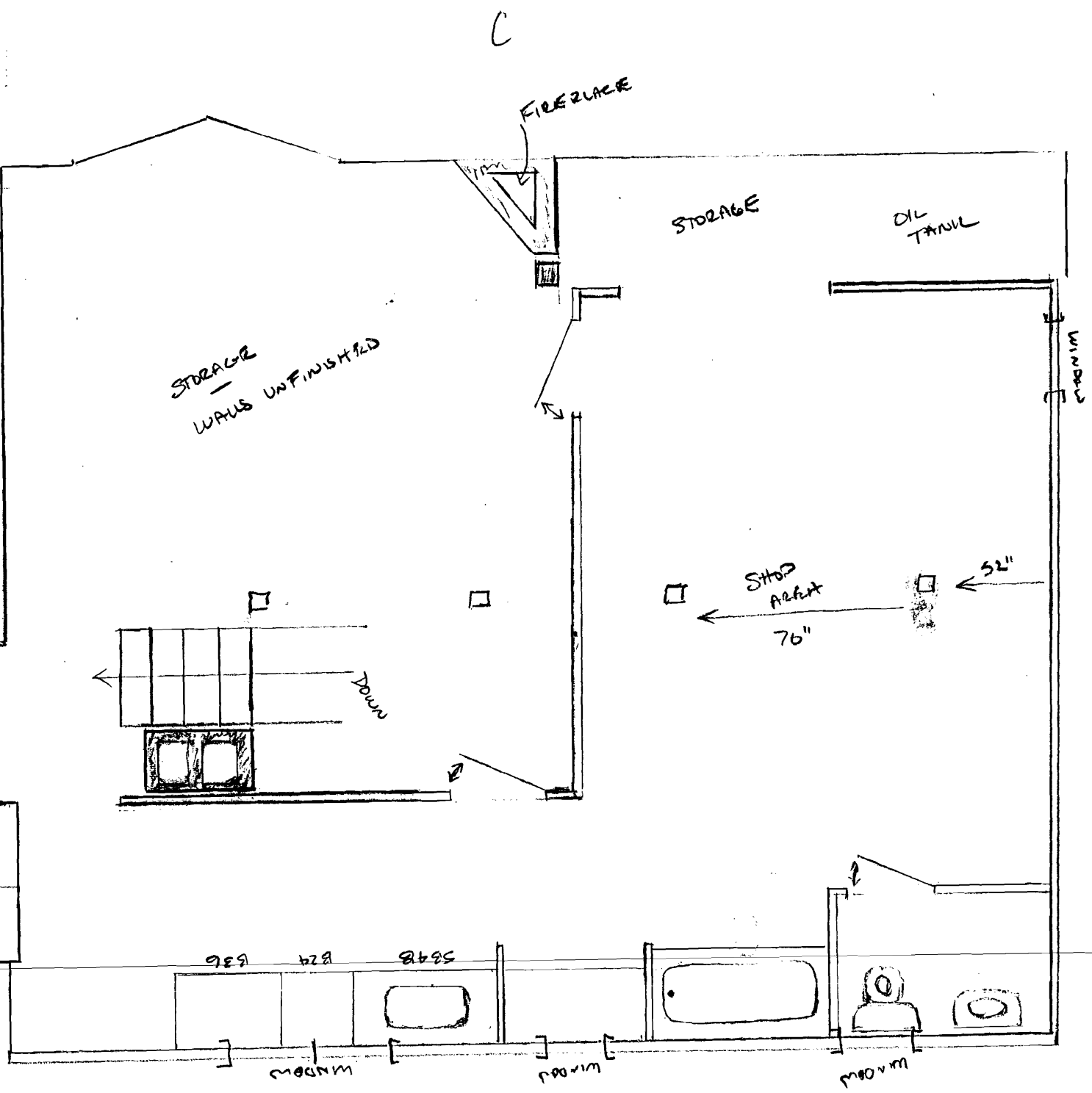


BASEMENT  
 SMITH RESIDENCE  
 538 CUMBERLAND  
 PROPOSED WORK

- 2x9/16 INTERIOR PARTITIONS
- TOILET
- SINK
- TUB
- UTILITY SINK

will add 1 or 2  
 hardwired smoke  
 detectors

UP TO  
 INSIDE  
 bulkhead

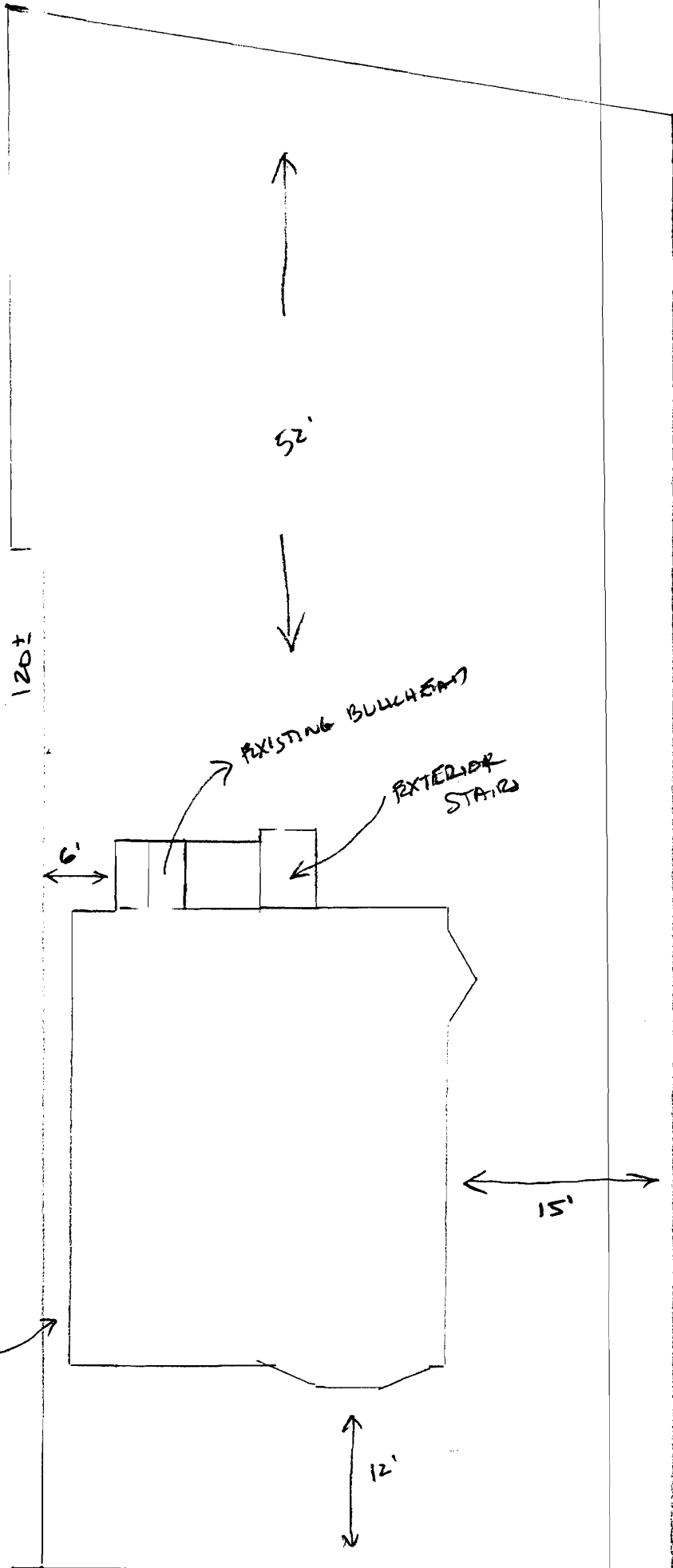


Cumberland Ave

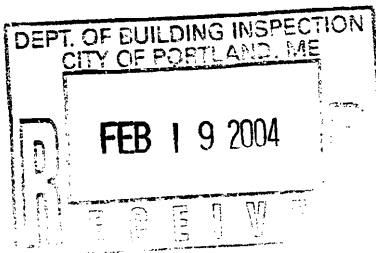


SMITH  
538 CUMBERLAND AVE  
FLOOR PLAN  
MAP 47 BLOCK A LOT 9

PROPOSED CONSTRUCTION  
BUILD ENTRY ON  
EXISTING BULKHEAD  
W/ NEW STAIRS



102'



CUMBERLAND AVE



# CITY OF PORTLAND, MAINE

## Department of Building Inspections

20 19

Received from \_\_\_\_\_

Location of Work \_\_\_\_\_

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_

Building (I1) \_\_\_ Plumbing (I5) \_\_\_ Electrical (I2) \_\_\_ Site Plan (U2) \_\_\_

Other \_\_\_\_\_

CBL: \_\_\_\_\_

Check #: \_\_\_\_\_

**Total Collected \$** \_\_\_\_\_

# THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy