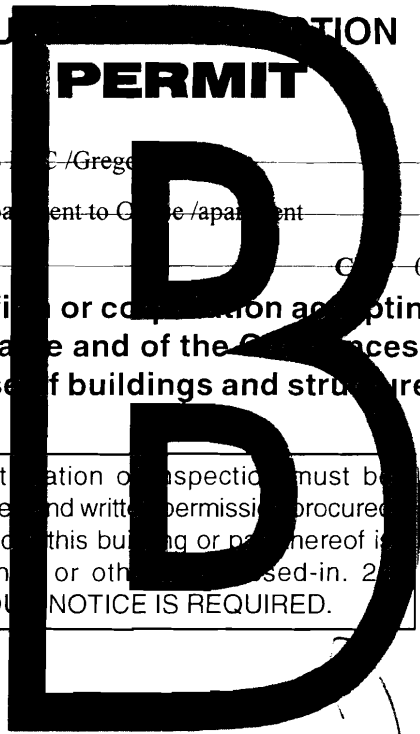


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT



Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 081367
DEC 2 2008

CITY OF PORTLAND

This is to certify that PARKSIDE APARTMENTS LLC /Gregory
 has permission to change w/ Renovations of apartment to Condo /apartment
 AT 76 PARK AVE City of Portland 048 B007001

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 lath or other is used-in. 2 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. Gregory Cass
 Health Dept. _____
 Appeal Board _____
 Other _____
Department Name

Jeanne Burke 12/2/08
 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

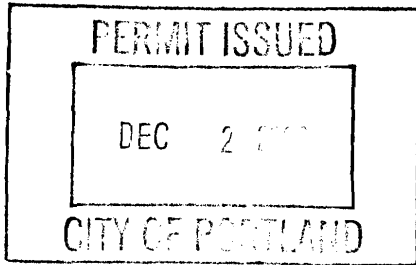
Permit No: 08-1367	Issue Date:	CBL: 048 B007001
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Location of Construction: 76 PARK AVE	Owner Name: PARKSIDE APARTMENTS LLC	Owner Address: 757 CONGRESS ST	Phone:
Business Name:	Contractor Name: Gregory Johnson	Contractor Address: 757 Congress St Portland	Phone 2077749303
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: R-6

Past Use: Commercial - Six (6) Apartments	Proposed Use: Commercial - change w/ Renovations of one apartment to Office /will be 6 apartments and a professional office	Permit Fee: \$135.00	Cost of Work: \$4,000.00	CEO District: 2
Proposed Project Description: change w/ Renovations of one apartment to Office /will be 6 apartments and a professional office		FIRE DEPT: <i>w/conditions</i> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB IBC-2003 Signature: <i>AMB 12/2/08</i>	
		Signature: <i>E. G. Cass</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: Idobson	Date Applied For: 10/21/2008	Zoning Approval
-----------------------------	---------------------------------	------------------------

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 <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>11/14/08</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <i>5-0</i> <input type="checkbox"/> Denied Date: <i>10/2/08</i>	Historic Preservation <input checked="" 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>[Signature]</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

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3910

GENERIC

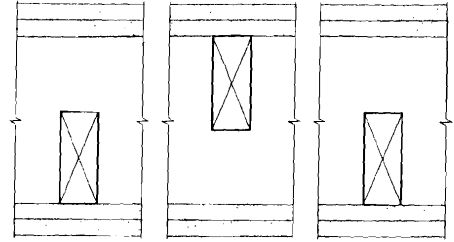
2 HOUR
FIRE

50 to 54 STC
SOUND

GYPSUM WALLBOARD, WOOD STUDS

Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side of 2 x 4 wood studs 16" o.c., staggered 8" o.c. on 2 x 6 wood plates, with 6d coated nails, 17/8" long, 0.085" shank, 1/4" heads, 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 8d coated nails, 2 3/8" long, 0.113" shank, 9/32" heads, 8" o.c.

Vertical joints staggered 16" each layer and side. Sound tested with nails for base layer spaced 6" o.c. Horizontal bracing required at mid height. **(LOAD-BEARING)**



Thickness: 8"
 Approx. Weight: 13 psf
 Fire Test: See WP 4135
 (FM WP 360, 9-27-74)
 Sound Test: NGC 2377, 5-19-70

GA FILE NO. WP 4135

GENERIC

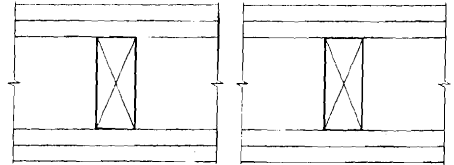
2 HOUR
FIRE

40 to 44 STC
SOUND

GYPSUM WALLBOARD, WOOD STUDS

Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 17/8" long, 0.085" shank, 1/4" heads, 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 8d coated nails, 2 3/8" long, 0.100" shank, 1/4" heads, 8" o.c.

Joints staggered 24" each layer and side. Sound tested with studs 16" o.c. and with nails for **base** layer spaced 6" o.c. **(LOAD-BEARING)**



Thickness: 6 1/8"
 Approx. Weight: 12 psf
 Fire Test: FM WP 360, 9-27-74
 Sound Test: NGC 2363, 4-1-70

GA FILE NO. WP 4136

GENERIC

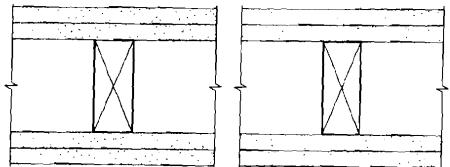
2 HOUR
FIRE

40 to 44 STC
SOUND

GYPSUM WALLBOARD, WOOD STUDS

Base layer 5/8" type X gypsum wallboard or veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1 1/4" Type W drywall screws 12" o.c. **Face** layer 5/8" type X gypsum wallboard or veneer base applied parallel or at right angles to each side with 17/8" Type W drywall screws 12" o.c. and offset 6" from screws in base layer.

Joints staggered 16" each layer and side. **(LOAD-BEARING)**

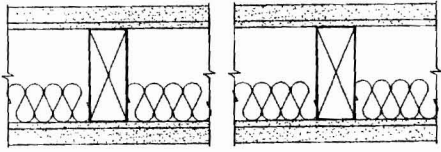


Thickness: 6 1/8"
 Approx. Weight: 12 psf
 Fire Test: SWRI 01-5920-614, 12-5-94
 Sound Test: See WP 4135
 (NGC 2363, 4-1-70)


using this criteria design for Fire Rating 2 hours

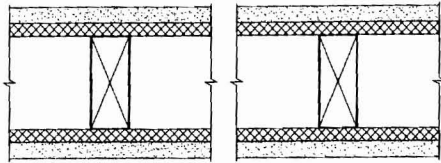
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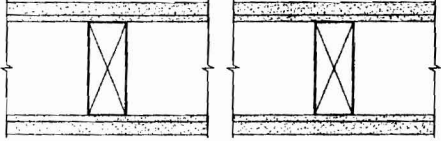
WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3260	PROPRIETARY †	1 HOUR FIRE	50 to 54 STC SOUND
GYPSUM WALLBOARD, GLASS FIBER INSULATION, WOOD STUDS			
<p>Base layer 1/4" proprietary gypsum wallboard applied parallel to each side of 2 x 4 wood studs 16" o.c. with 4d coated nails, 1 1/2" long, 0.099" shank, 1/4" heads, 12" o.c. Face layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to each side with 6" wide strips of laminating compound along the edges and centerline of each board and 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 16" o.c. at top and bottom plates only. 1 1/2" glass fiber insulation, 0.8 pcf, in stud space.</p> <p>Joints staggered 16" each layer and side. (LOAD-BEARING)</p>			
PROPRIETARY GYPSUM BOARD			
G-P Gypsum James Hardie Gypsum Lafarge Gypsum National Gypsum Company	- 1/4" GyProc® Sound Deadening Board - 5/8" GyProc® Fireguard® C - 1/4" Hardirock® Brand Type V Gypsum Panels - 5/8" Hardirock® Brand Max "C"™ Gypsum Panels - 1/4" Soundcheck™ - 5/8" Firecheck® Type C - 5/8" Gold Bond® FIRE-SHIELD G™ Gypsum Wallboard	Thickness: 5 3/8" Approx. Weight: 9 psf Fire Test: See WP 3340 (UL R2717-52, 9-9-68, UL Design U312; ULC Design W300) Sound Test: G&H BW-35ST, 4-16-69	

Using This criteria for stc rating design



GA FILE NO. WP 3330	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND
GYPSUM WALLBOARD, WOOD FIBERBOARD, WOOD STUDS			
<p>Base layer 1/2" wood fiberboard, 0.82 psf, applied parallel to each side of 2 x 4 wood studs 16" o.c. with 5d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 24" o.c. at vertical joints and intermediate studs and 16" o.c. at top and bottom plates. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel to each side with 6" wide strips of 1/2" thick beads of laminating adhesive along the perimeter and centerline of each board and 8d coated nails, 2 1/2" long, 0.131" shank, 9/32" heads, 12" o.c. to top and bottom plates, 24" o.c. at vertical joints, and at third-points at intermediate studs.</p> <p>Joints staggered 24" each layer and side. (LOAD-BEARING)</p>			
		Thickness: 5 7/8" Approx. Weight: 8 psf Fire Test: OSU T-3054, 4-3-65 Sound Test: OR 64-73, 9-23-64	

GA FILE NO. WP 3340	PROPRIETARY †	1 HOUR FIRE	45 to 49 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS			
<p>Base layer 1/4" proprietary gypsum wallboard applied parallel to each side of 2 x 4 wood studs 16" o.c. with 4d coated nails, 1 1/2" long, 0.099" shank, 1/4" heads, 12" o.c. Joints staggered 16" on opposite sides. Face layer 1/2" proprietary type X plain or predecorated gypsum wallboard or gypsum veneer base applied parallel to each side with 1/2" beads of adhesive 16" o.c. and 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 6" o.c. at top and bottom plates only. Joints offset 24" from base layer joints. (LOAD-BEARING)</p>			
PROPRIETARY GYPSUM BOARD			
American Gypsum Company G-P Gypsum Lafarge Gypsum National Gypsum Company Temple-Inland Forest Products Corporation	- 1/2" TYPE X PLUS - 1/4" GyProc® Sound Deadening Board - 1/2" Eternawall Fireguard® C - 1/4" Soundcheck™ - 1/2" Firecheck® Type C - 1/2" Gold Bond® FIRE-SHIELD G™ Gypsum Wallboard - 1/4" Temple-4 Sound Deadening Board - 1/2" FIRE-RATED "T"	Thickness: 5 1/8" Approx. Weight: 8 psf Fire Test: UL R2717-52, 9-9-68, UL Design U312; ULC Design W300 Sound Test: G&H BW-27FT, 7-13-67	

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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 **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**


 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.

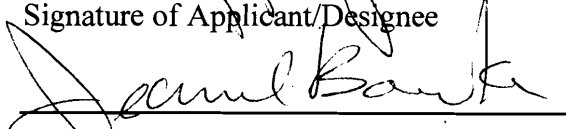
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

 12/2/08

Date



Signature of Inspections Official

 12/2/08

Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1367	Date Applied For: 10/21/2008	CBL: 048 B007001
-----------------------	---------------------------------	---------------------

Location of Construction: 76 PARK AVE	Owner Name: PARKSIDE APARTMENTS LLC	Owner Address: 757 CONGRESS ST	Phone:
Business Name:	Contractor Name: Gregory Johnson	Contractor Address: 757 Congress St Portland	Phone (207) 774-9303
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - change w/ Renovations of one apartment to Office /will be 6 apartments and a professional office	Proposed Project Description: change w/ Renovations of one apartment to Office /will be 6 apartments and a professional office
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/14/2008

Note: 11/14/2008 took back the routed permit from building code review for zoning sign-off **Ok to Issue:**

- 1) All the conditional use standards must be maintained through out the life of this approved use including size of the professional office, type of professional office and numbers of people working for the professional office
- 2) Separate permits shall be required for any new signage.
- 3) 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:** Jeanine Bourke **Approval Date:** 12/02/2008

Note: **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 10/30/2008

Note: **Ok to Issue:**

- 1) 2-hour fire separation required between uses.
- 2) All construction shall comply with NFPA 101

Comments:

11/25/2008-jmb: Left a voicemail w/ Gregory J. For details on smoke detector and egress window in the bedroom, and construction or UL listing on the wall assembly with STC rating.

11/25/2008-jmb: Gregory J. Came in and I copied a wall type spec from the gypsum book for him to review with his contractor. He will also get the dimensions on the egress window in the bedroom.

12/2/2008-jmb: Gregory came in with sound insulation specs and egress window dimensions. He picked out the wall type for the 2 hour fire and STC rating of min. 50 as shown in the copies submitted.

10/21/2008-ldobson: Permit in hold bin for more information and cost of fee, plot plan, framing detail etc.

10/27/2008-ldobson: Part of a zoning appeal - Will bring in additional info

10/29/2008-mes: The conditional use appeal is on 10/02/08 - was approved 5-0

Call 351-5395
774-9303



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>76 Park Avenue, Portland</u>		
Total Square Footage of Proposed Structure/Area <u>12,000 sq ft</u>	Square Footage of Lot <u>1,456</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>048</u> Block# <u>B</u> Lot# <u>007</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Gregory Johnson</u> Address <u>Parkside apts, LLC</u> <u>757 Congress St.</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>774-9303</u>
Lessee/DBA (If Applicable) <u>OCT 21</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>4000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>office/apt.</u> Number of Residential Units <u>6</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>office/apt.</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>renovations of apt. to office/apt</u>		
Contractor's name: <u>Gregory Johnson</u> Address: <u>757 Congress St.</u> City, State & Zip <u>Portland, ME 04102</u> Telephone: <u>774-9303</u> Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: <u>757 Congress St., Portland, ME 04102</u>		

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

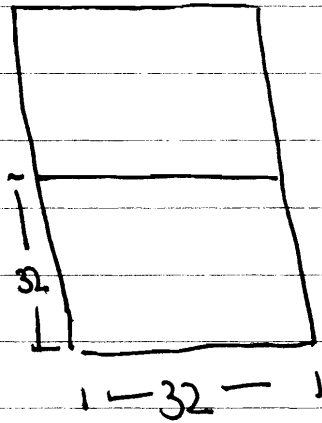
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: Gregory Johnson Date: 10/20/07 OCT 28 2003

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

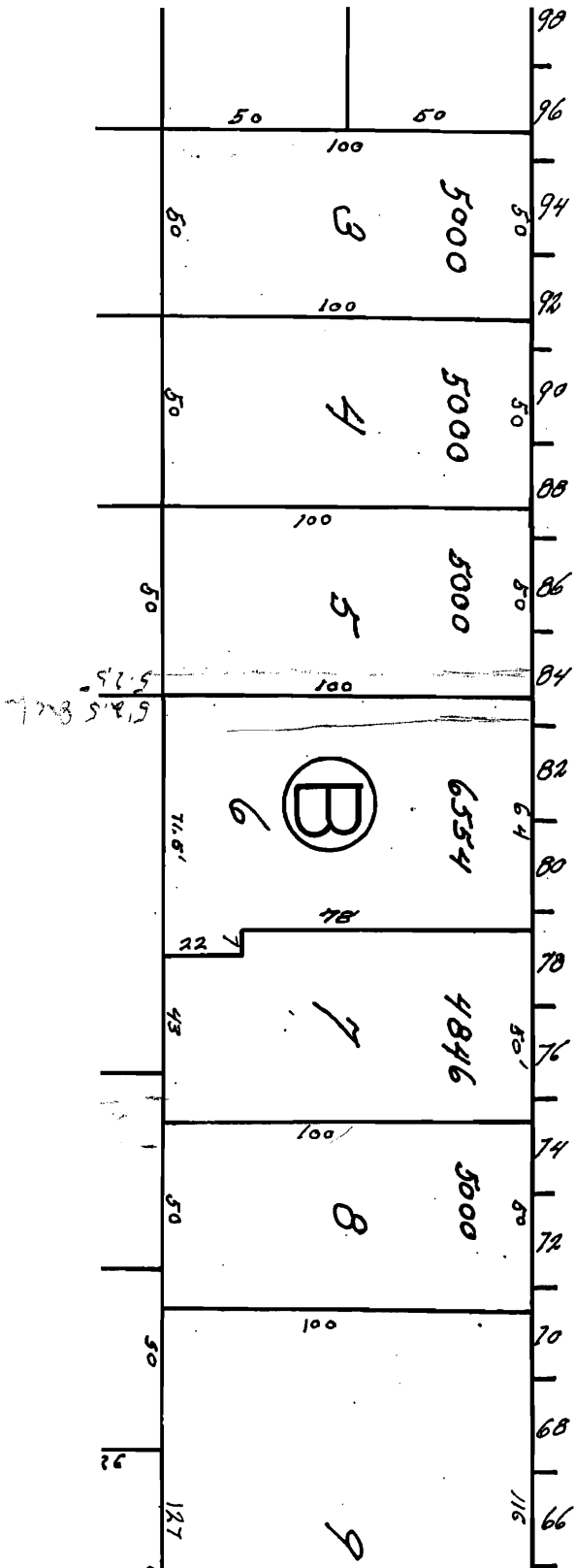
WINDOW DIMENSIONS FOR Bedroom



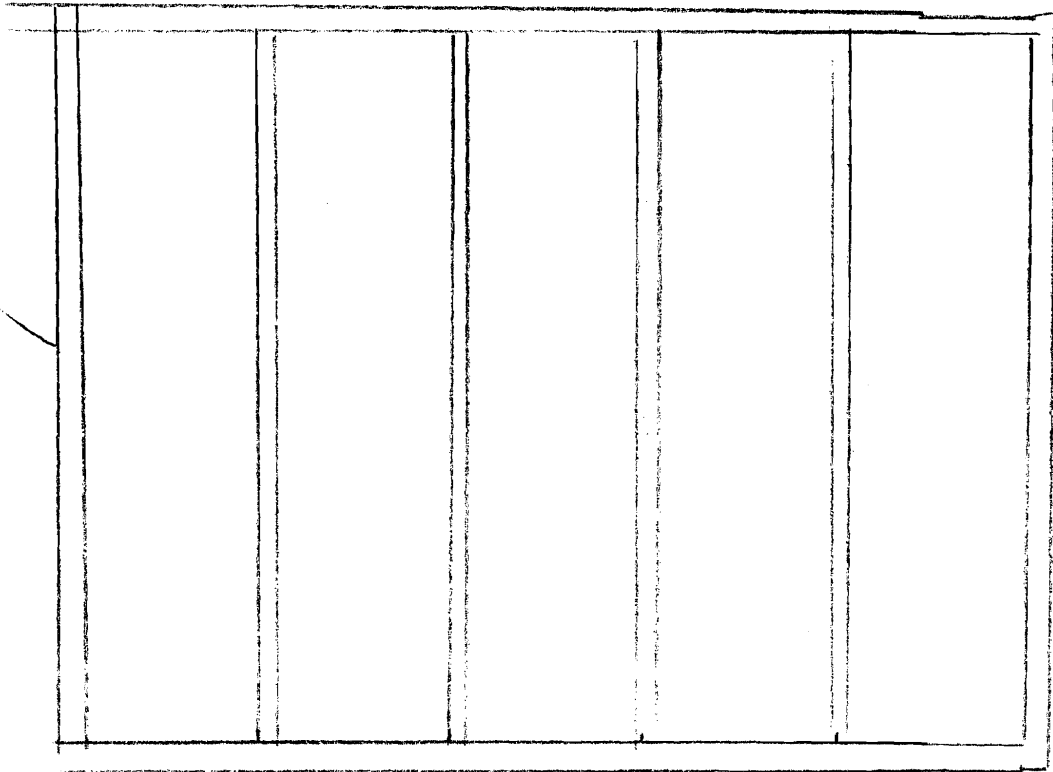
$$32 \times 32 = 1024 \quad \% \quad 144 = 7.11$$

PARK AVENUE

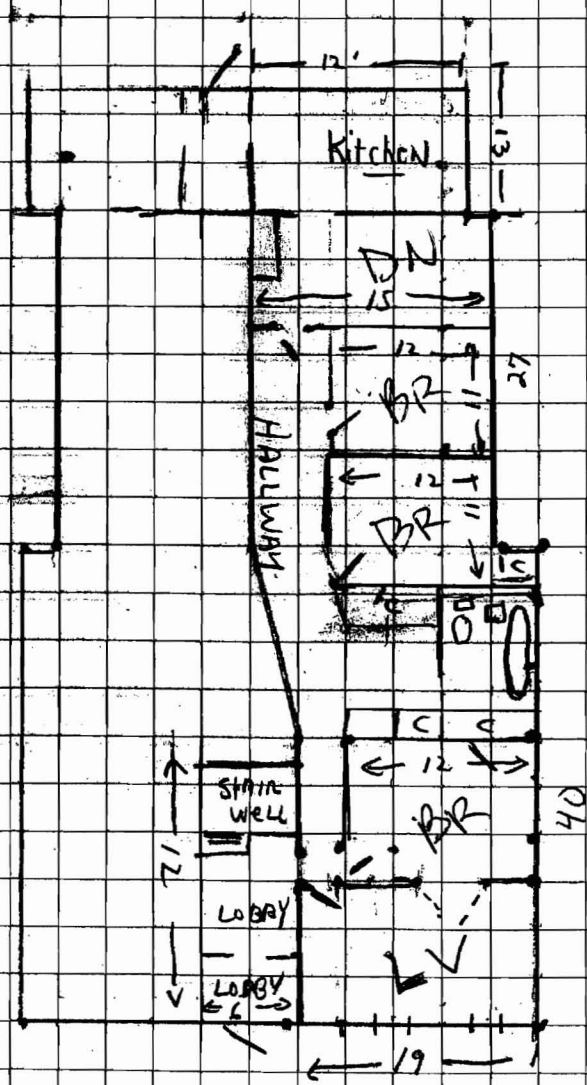
SHEET 35 - B



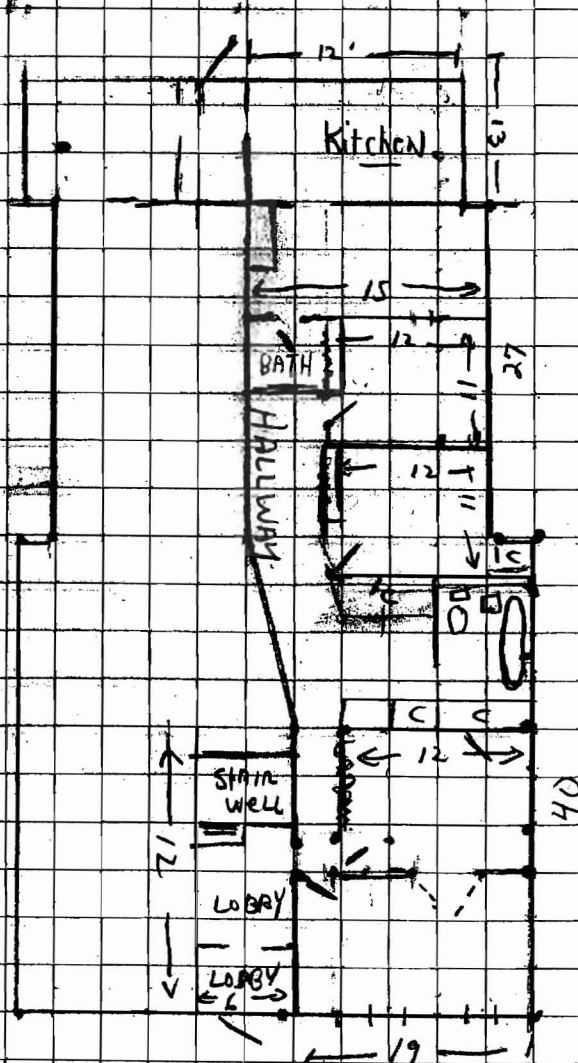
2x6 ✓



2 WALLS = WOOD 2x6
8 ft long 8 ft High

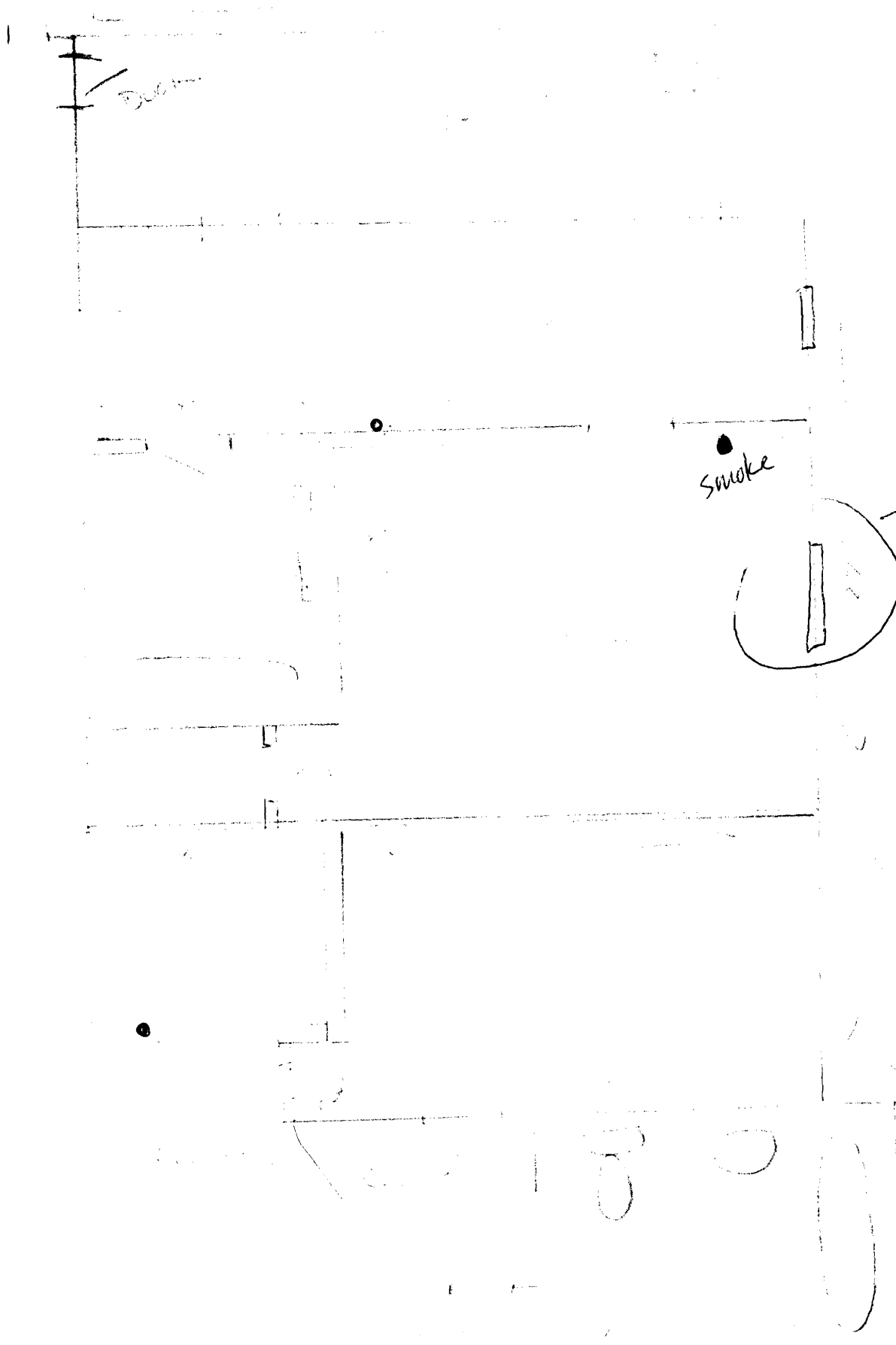


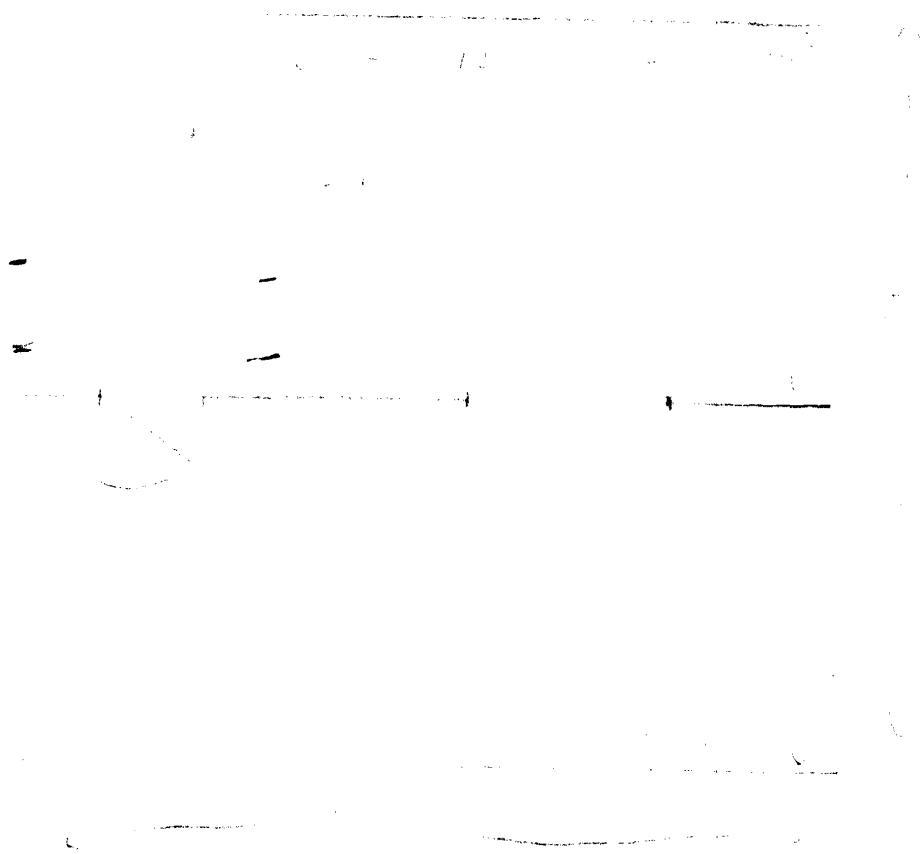
SCALE
1 BK = 4ft



SCALE
1 BK = 4ft

Hardwired





CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Peter Coyne
Philip Saucier
Deborah Rutter
Jill E. Hunter
David Dore, chair
Gordan Smith

October 3, 2008

Gregory Johnson
Parkside Apartments, LLC
757 Congress Street
Portland, ME 04102

RE: 76 Park Avenue
CBL: 048-B-007
ZONE: R6

Dear Mr. Johnson:

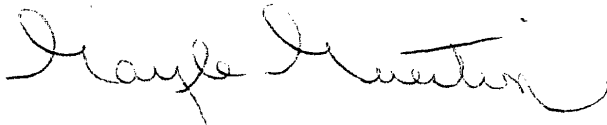
As you know, at its October 2, 2008, meeting, the Board voted 5-0 to approve the Conditional Use Appeal.

You are also required to submit a Change of Use permit for a six (6) family dwelling unit with a professional office. Enclosed is an application for your change of use. You have six months from the date of this letter, referenced under section 14-474 (f) to apply for the change of use, or your Zoning Board approval will expire.

Enclosed please find your paid receipt for the Zoning Board Appeals legal ad and abutter's notification along with a copy of the board's decision.

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

Sincerely,



Gayle Guertin
Office Assistant

CC: file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

APPEAL AGENDA DECISION

The Board of Appeals will hold a public hearing on Thursday, October 2, 2008 at 6:30 p.m. on the second floor, Room 209, City Hall, 389 Congress Street, Portland, Maine to hear the following appeals:

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: October 3, 2008

RE: Action taken by the Zoning Board of Appeals on October 2, 2008.

The meeting was called to order at 6:40pm.

Roll call as follows: **Members Present:** Philip Saucier, Peter Coyne, Jill Hunter, William Getz and Gordon Smith.

Members Absent: Deborah Rutter

1. New Business:

A. Miscellaneous Appeals:

352 Warren Avenue Unit # 7, Sudanese Presbyterian Fellowship, lease, Tax Map #303, Block G, Lot #001007, in the B4 Business Community Zone. The appellant is seeking a Miscellaneous Appeal under section 14-343 of the City of Portland Zoning Ordinance for the joint use of on site parking requirement to meet the required number of parking spaces for the proposed change of use from a veterinary clinic to a Church. The appellant has 632 square feet of meeting area which requires 25 parking spaces under section 14-332 (k). Representing the appeal for the leases are the applicants Matthew Long and Paul Brown. **The Board voted 5-0 to grant the Miscellaneous Appeal.**

B. Conditional Use Appeal:

76 Park Avenue, Parkside Apartments, LLC, owner, Tax Map # 048, Block B, Lot #007, in the R-6 Residential Zone. The appellant is seeking a Conditional Use Appeal under Section 14-137 (c) 2 of the City of Portland Zoning Ordinance. The appellant is requesting a change the use from a six (6) family dwelling unit to a six (6) family dwelling unit with a professional office located on the first floor. Representing the appeal is Gregory Johnson, Executor for Parkside Apartments LLC. **The Board voted 5-0 to grant the Conditional Use Appeal.**

2. Other Business: Election of Chair and Secretary. **Philip Saucier was elected Chair and Gordon Smith was elected Secretary.**

3. Adjournment: 7:20pm

Enclosure:

Agenda of October 2, 2008

Original Zoning Board Decision

1 tape and 1 DVD of the meeting

CC: Joseph Gray, City Manager

Alex Jaegerman, Planning Department

Penny St. Louis Littell, Director, Planning & Urban Development

T.J. Martzial, Housing & Neighborhood Services

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

R-6 Residential Zone Professional Offices:

Conditional Use Appeal

DECISION

Date of public hearing: October 2, 2008

Name and address of applicant: Gregory Johnson
Johnson Realty
757 Congress Street
Portland, ME 04102

Location of property under appeal: 76-82 Park Avenue

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

Applicant only

Exhibits admitted (e.g. renderings, reports, etc.):

Findings of Fact and Conclusions of Law:

Applicant is a real estate broker and owner of Johnson Realty. He also owns 76-82 Park Ave. under the business name of Parkside Apartments LLC. Each building contains 6 apartments. The applicant is requesting a conditional use permit to utilize a portion of one of the apartments for his real estate office.

A. Conditional Use Standards pursuant to Portland City Code §14-137(c)(2):

1. The proposed professional offices shall not be used for personal services, retail services, or veterinarians. Instead, the offices will be used for such purposes as health care practitioners, attorneys, social workers, engineers, architects, accountants, real estate agents, insurance agents or similar uses.

Satisfied Not Satisfied

Reason and supporting facts:

Real estate Agent

2. A professional office shall not be located within five hundred (500) feet of another as measured along the street line to the respective property lines.

Satisfied Not Satisfied

Reason and supporting facts:

No other offices on block, per Applicant

3. A building with one (1) or more professional offices shall have at least fifty (50) percent of the total floor area of the building devoted to residential uses.

Satisfied Not Satisfied

Reason and supporting facts:

Far less than 50% of Bldg. used for office
only part of one unit used in multi-unit
bldg.

4. The total number of individuals working in a building of professional offices shall not exceed the equivalent of four (4) full time employees.

Satisfied Not Satisfied

Reason and supporting facts:

only 1 employee

5. Any additions or exterior alterations shall be compatible with the architecture of the building and maintain the residential appearance of the building. Construction of a new building shall be compatible with the architectural character of the surrounding area.

Satisfied Not Satisfied

Reason and supporting facts:

no planned modifications; cosmetic only in interior on exterior

6. The scale and surface area of parking, driveways, and paved areas shall be arranged and landscaped to be compatible in size and scale with neighboring properties in the area and to properly screen vehicles from adjacent properties and streets.

Satisfied Not Satisfied

Reason and supporting facts:

no change to parking & paved surfaces

7. On site parking shall be required as specified in division 20 (off street parking) of this article for the combined uses of the site: for office space, 1 parking space for each four hundred (400) square feet, or major fraction thereof, of floor area exclusive of cellar not used for bulk storage (14-332(j)).

Satisfied Not Satisfied

Reason and supporting facts:

Has 14 spaces; needs only 2

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes ___ No

Reason and supporting facts:

nothing unique about office

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes ___ No

Reason and supporting facts:

no major traffic or other impacts generated

3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes ___ No

Reason and supporting facts:

normal real estate office w/ no peculiarities


Conclusion: (check one)

Option 1: The Board finds that all relevant standards (1 through 7) described in section A above have been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application.

Option 2: The Board finds that all relevant standards (1 through 7) described in section A above have been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

Option 3: The Board finds that not all relevant standards (1 through 7) described in section A above have been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

Dated: Oct. 2, 2008



Board Chair