

PERMIT ISSUED

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

Permit No: 03-1134	Issue Date: OCT 02 2003	CBL: 066A C008001
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Location of Construction: 29 Payson St	Owner Name: Kamenides Jennifer	Owner Address: 29 Payson St <b>CITY OF PORTLAND</b>	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R5

Past Use: Two family with one unit for daycare up to six children	Proposed Use: Conditional Use: Single Family w/Daycare up to 12 children	Permit Fee: \$30.00	Cost of Work: \$0.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Occupancy condition #1 BOCCA 1999 NO construction	

Proposed Project Description: Change of Use: Single Family w/Daycare up to 12 children	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i> 10/2/03
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: kwd	Date Applied For: 09/17/2003	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved with conditions <input type="checkbox"/> Denied	<b>Historic Preservation</b> <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> 9/10/03	Date: <i>[Signature]</i>	<i>OK with conditions be a fence or vegetative buffer to prevent children from reaching the Abutts garage</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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 03-1134	<b>Date Applied For:</b> 09/17/2003	<b>CBL:</b> 066A C008001
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<b>Location of Construction:</b> 29 Payson St	<b>Owner Name:</b> Kamenides Jennifer	<b>Owner Address:</b> 29 Payson St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Dwellings	

<b>Proposed Use:</b> Conditional Use: Single Family w/Daycare up to 12 children	<b>Proposed Project Description:</b> Change of Use: Single Family w/Daycare up to 12 children
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 09/18/2003

**Note:** 8/7/03 Conditional Use appeal approved by the ZBA - with one condition as stated below.      **Ok to Issue:**

- 1) The Zoning Board of Appeals conditioned their approval stating that additional buffering, which must be a fence or vegetative buffer to prevent children from reaching the abutter's garage is required. This is referring to the garage on the north side of the property opposite Washburn Avenue.
- 2) It is understood that the first floor is to be a daycare for up to twelve (12) children. Any increase in the number of children requires a separate review and approval by the Zoning Board of Appeals.

**Dept:** Building      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 10/02/2003

**Note:**      **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 09/24/2003

**Note:**      **Ok to Issue:**

- 1) state fire marshall approve required

**Comments:**

09/17/2003-kwd: CofO paid for under permit #03-0454, which was for in-home occupation of daycare up to 6 children; final inspection was done, no CofO issued. Credit that towards this CofO per MJN. kwd

03-1134

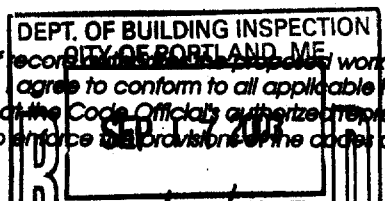
# All Purpose Building Permit Application

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:		
Total Square Footage of Proposed Structure	Square Footage of Lot <b>5000 SF</b>	
Tax Assessor's Chart, Block & Lot Chart# <b>066A</b> Block# <b>C008</b> Lot#	Owner: <b>Jennifer Kamenides</b>	Telephone: <b>72-1792</b>
Lessee/Buyer's Name (if Applicable) <b>N/A</b>	Applicant name, address & telephone: <b>Jennifer Kamenides</b> <b>29 Payson Street</b> <b>Portland Me. 04102</b>	Cost Of Work: \$ <b>N/A</b> Fee: \$ <b>30.00</b>
Current use: <b>Home Occupation (6 children daycare)</b>		<b>+75.00</b>
If the location is currently vacant, what was prior use: <b>N/A</b>		<b>↓ 105.00 due</b> <b>↑ 30.00 pd.</b>
Approximately how long has it been vacant: _____		
Proposed use: <b>Single Family w/ Daycare (12 Children)</b> Project description: <b>Additional</b>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <b>Jennifer Kamenides</b>		
Mailing address: <b>29 Payson Street, Portland, Me. 04102</b>		
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. PHONE: <b>72-1792</b>		

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 has authorized me 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: *[Signature]* Date: **9/17/03**

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 4th floor of City Hall

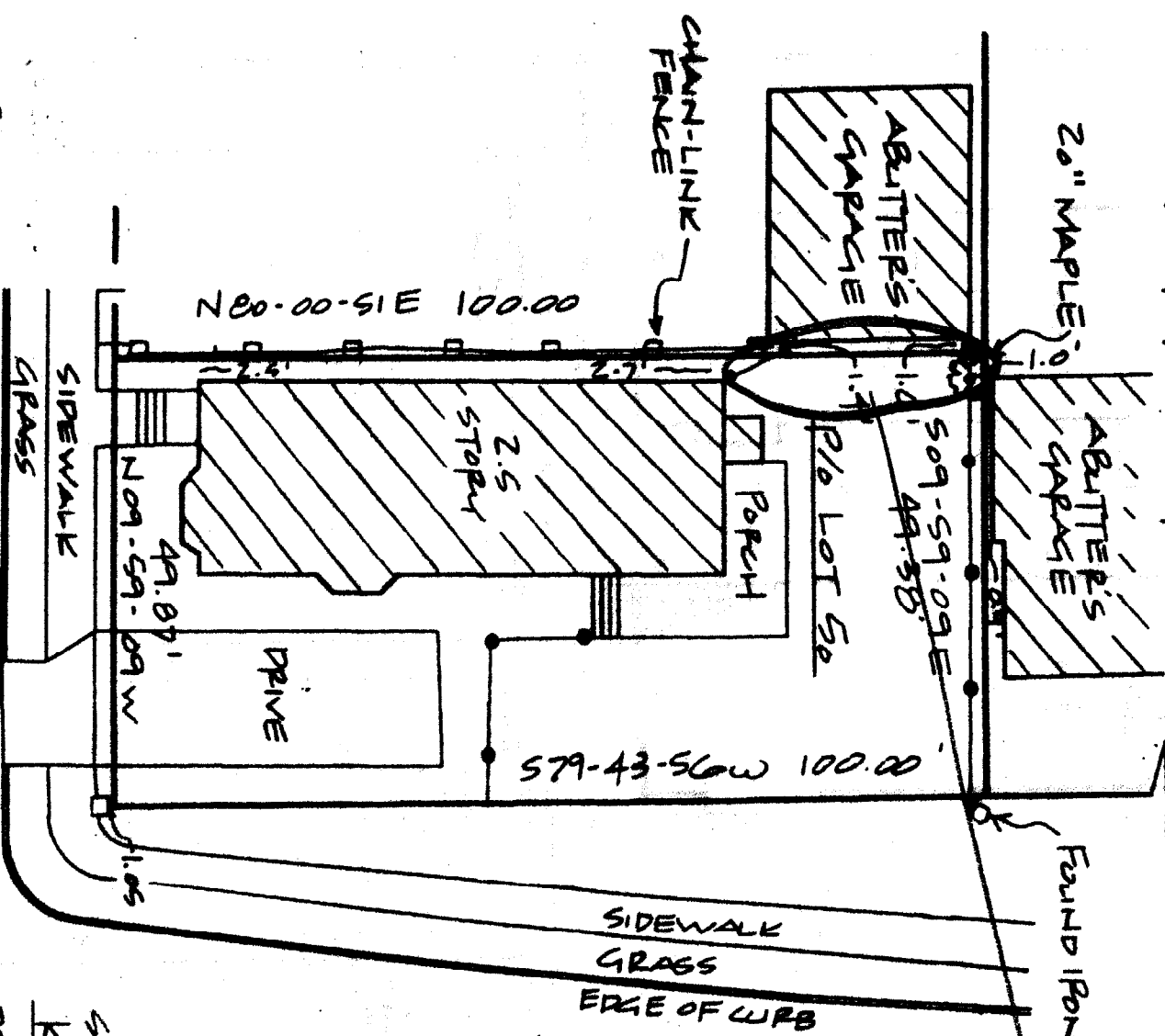
# NADEAU & LODGE

918 Brighton Avenue  
 Portland, Maine 04102  
 Phone (207) 878-7870  
 Fax (207) 878-7871

Professional Land Surveyors

1A Depot Street, Box 618  
 Alfred, ME 04912-0618  
 Phone (207) 324-8712  
 Fax (207) 324-6100

THIS IS NOT A BOUNDARY SURVEY.  
 IT IS BASED SOLELY ON PLAN BOOK 14,  
 PG. 59 & PLAN BOOK 112, PG. 55  
 NO MONUMENTATION SET



FOUND  
 MONUMENT  
 CYPRESS

NORTH

Vegetation  
 in Budden requires  
 in this location  
 by the ZBA

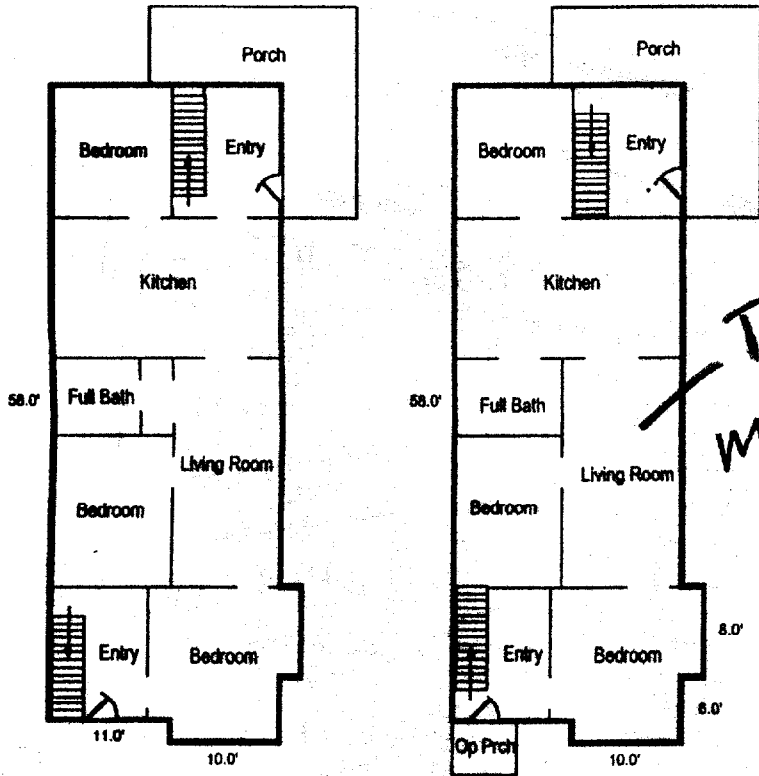
*Handwritten signature*

PARSON STREET

SKETCH MADE FOR  
KAMENIDES  
 29 PARSON ST  
 PORTLAND, MAINE  
 JANUARY 17, 2001

FLOORPLAN

File No. C010226A



*To be  
MAX 12 children  
Day care*

Sketch by Apex IV Windows  
Second Floor Unit

First Floor Unit

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	1254.00	1254.00
GLA2	Second Floor	1254.00	1254.00
<b>TOTAL LIVABLE (rounded)</b>		<b>2508</b>	<b>2508</b>

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
<b>First Floor</b>		
2.0 x	8.0	16.00
21.0 x	58.0	1218.00
2.0 x	10.0	20.00
<b>Second Floor</b>		
2.0 x	8.0	16.00
10.0 x	60.0	600.00
11.0 x	58.0	638.00
<b>6 Areas Total (rounded)</b>		<b>2508</b>

**B. Conditional use Appeal**

29 Payson Street, Jennifer Kamenides, owner of the property (Tax Map #066A-C-008 in the R-5 Zone). Applicant requests permission to operate a 12-child day care center in her residence, requesting relief from Section 14-118(C)(3) of the City of Portland Zoning Ordinance. The Appeal was granted 4-0, with the condition that additional buffering, which must be a fence or vegetative buffer which will prevent children from reaching the abutter's garage, is required.

**3: Other Business:**

**4: Adjournment:** The meeting was adjourned at 8:50 pm.

**Enclosure:** Agenda of August 7, 2003  
1 Standard size tape

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

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

**To:** City Clerk  
**From:** Marge Schmauckal, Zoning Administrator  
**Date:** August 11, 2003  
**RE:** Action taken by the Zoning Board of Appeals on August 7, 2003.

The meeting was called to order at 7:05 p.m. in Room 209 at City Hall.

**Roll Call as follows:**

**Members present:** Chair Patric Santerre, William Hall acted as Secretary, Nan Sawyer, Kimberly Boggiatto

**Members Absent:** Catherine Decker, Joseph Lewis, John Thompson, Jr.

### APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, August 7<sup>th</sup>, 2003 at 7:00 p.m. on the second floor in Room 209 at the Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

**1: Unfinished Business:**

**A. Findings of Fact**

Hampton Street, David Lourie attorney for Hannah O'Toole, owner of the properties (Tax Map #339-C-009, 339-C-010). The Board will review prepared Findings of Fact for Practical Difficulty Appeal of July 17, 2003, which was denied. The Findings of Fact were adopted as presented 3-0-1 (Boggiatto abstained).

**B. Conditional Use Variance Appeal**

19 Second Proposed St., Peaks Island, & 27 Second Proposed St., Peaks Island. David Clark, prospective purchaser of the properties (Tax Map #085-K-006 in the IR2 Zone, Tax Map #085-K-007 in the IR1 Zone). The applicant proposes to combine two non-conforming lots into one conforming lot, on which the proposed building will be within 75 feet of shoreland/wetlands, requesting relief from Section 14-449 of the City of Portland Zoning Ordinance. The applicant has requested a continuance until the August 21<sup>st</sup>, 2003, meeting. The continuance date was amended to September 18, 2003, and was accepted 4-0.

**2: New Business:**

**A. Interpretation Appeal**

450 Commercial Street (Deake's Wharf), Nicholas Walsh, attorney for General Marine Construction, property owner (Tax Map #043-H-001 in the Waterfront Central Zone). Applicant requests the Board to permit a single dwelling unit for a watchman on the premises, requesting relief from Section 14-314(f)(2) of the City of Portland Zoning Ordinance. The Appeal was granted 4-0.

COPY FOR City of Portland

Michael P. Cannon  
Commissioner  
Chief John C. Egan  
State Fire Marshal  
P.O. Box 8000-0707

mail to 5th State House 7/17/03

State DHS Audit  
8/4  
Lyle  
5/26/03  
Chris Paris

Location: 2800...  
Portland, Oregon 97102  
Building: 4000... (12)  
Telephone: (503) 772-1790  
Fax: (503) 772-1790  
Inspected by: Robert Collins  
Inspector

Address: ...  
City: ...  
State: ...  
Zip: ...  
In this right hand column you are required to indicate when you will have these violations corrected. Complete this information and return this "Form of Correction" to the chief of fire within 30 days of receipt of this document.

~~Certified~~  
7/22/03

1. **dc03** Locking devices on exit doors must allow opening by the simple function of turning of the knob. Existing devices require the use of a key. (NFPA 101 LSC, 16.2.2.1 & 7.2.1.5.1)
2. **dc04** All exits used for daytime or sleeping purposes must have two means of escape, one of which is normally a door. The second may be a window, which shall be a minimum of clear opening with the window in its open position. (NFPA 101 LSC, 16.2.2.1 & 17.6.2.4.2) 28 x 25 being met with smoke detection option.
3. **dc05** There shall be no obstructions by railings, barriers, or gates that divide the open space into sections appurtenant to individual rooms, apartments, or other occupied spaces. Where the authority having jurisdiction finds the required...  
Other...  
permitted to require the railing to be removed out of the way or shall be permitted to require that railings or other permanent barriers be installed to protect the path of travel against encroachment. (NFPA 101 LSC, 7.1.10.2.2)
4. AC/DC interconnected smoke detectors on all floor levels (basement first floor and second floor).

Removed all locks that weren't acceptable.

Being met by smoke detection option.

There are no obstructions

Smoke detectors have been interconnected according to fire code guidelines by a licensed electrician on 7/10 & 7/11/2003.



Michael P. Cantara  
Commissioner

Michigan Department of State Fire Marshal  
164 State Street  
Lansing, Michigan 48906

Michael P. Cantara  
Commissioner  
Chief John C. Dem  
State Fire Marshal  
Fax 207-624-8767

Statement of Inspections

Inspector: *[Redacted]*  
Address: *[Redacted]*  
City: *[Redacted]*  
State: *[Redacted]*  
Zip: *[Redacted]*

Owner Name: *[Redacted]*  
Address: *[Redacted]*  
City: *[Redacted]*  
State: *[Redacted]*  
Zip: *[Redacted]*

Inspected by a certified State Inspector

In this right hand column you are to indicate how and when you will have these violations corrected. Complete this information and return this "Statement of Inspections" to the state office within 30 days of the inspection.

daycare rooms and sleeping rooms on first floor.

- 6. AC/DC interconnected smoke detectors in *[Redacted]*
- 7. *[Redacted]* done.
- 8. Properly *[Redacted]* basement *[Redacted]* for the furnace.
- 9. Needs to replace protective covers on the back door and bedroom light.
- 10. do-41 Fire drills must be conducted (1d 12 times a year and a complete record of these drills shall be maintained at the facility. No records.

*[Redacted]*  
 as requested on 7/10 & 7/11/2003  
 All smoke detectors interconnected  
 as requested on 7/10 & 7/11/2003  
 All outlets have safety caps.  
 Wire properly secured by licensed  
 electrician on 7/10 & 7/11/2003  
 New lights w/ covers have been  
 installed on 7/10 & 7/11/2003  
 Fire drills will be conducted  
 as required.

Section *[Redacted]*  
for supper *[Redacted]* by *[Redacted]* for sleeping.

IC/djt  
PENDING)  
c: DHS

*Thank You Jim*

Date of Inspection: July 04, 2003  
Inspector: Robert Collins  
Print Name: [Redacted]

Owner/Inspector Signature: *[Signature]*  
Date: *[Redacted]*

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT ISSUED

# PERMIT

Permit Number: 031134

OCT 02 2003

Please Read Application And Notes, if Any, Attached

This is to certify that Kamenides Jennifer  
has permission to Change of Use: Single Family / Daycare for children CITY OF PORTLAND  
AT 29 Payson St 066A C008001

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 inspection must be given and when permission procured before this building or part thereof is occupied or otherwise used-in. **NO OTHER NOTICES REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**  
Fire Dept. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

[Signature] 10/2/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**