

Location of Construction: <i>101 St. John St.</i>		Owner: <i>J. Williams</i>	Phone: <i>771-1311</i>	Permit No 971057
Owner Address: <i>101 St. John St. Portland</i>	Lessee/Buyer's Name:	Phone:	Business Name: <i>Edible Garden</i>	<div style="border: 2px solid black; padding: 5px;"> PERMIT ISSUED Permit Issued: <div style="border: 1px solid black; padding: 5px; color: red; font-weight: bold; font-size: 1.2em;">OCT - 2 1997</div> CITY OF PORTLAND </div>
Contractor Name:	Address:	Phone:		
Past Use: <i>2010</i>	Proposed Use: <i>9100 sq ft for market</i>	COST OF WORK: \$	PERMIT FEE: \$ <i>25.00</i>	
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Proposed Project Description: <i>Construction of 9100 sq ft market</i>		Signature:		Zone: CBL:
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval:
Permit Taken By: <i>Patrick...</i>		Date Applied For: <i>9/18/97</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"/>
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Appeal
		Signature: Date:		<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied

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..

APPEAL SUSTAINED 9-18-97

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

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

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

CEO DISTRICT



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

Location of Construction: 451 St. John St.		Owner: G.K. Williams/ ^{ORNA} Leo		Phone: 772-1342		Permit No: 971057	
Owner Address: 294 Brackett St., Portland		Lessee/Buyer's Name:		Phone:		Business Name: Kiddie Garden	
Contractor Name:		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: OCT - 2 1997 CITY OF PORTLAND </div>	
Past Use: 2 unit		Proposed Use: Same w/1st flr daycare 2nd residential unit		COST OF WORK: \$		PERMIT FEE: \$0.00 ^{25.00 pd 9/29/97}	
Proposed Project Description: Conditional Use Appeal - Daycare for up to 12 children		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: <i>ok 10/1/97</i>		Zone: CBL: R-5 55A-F-15	
		Signature:		Signature: <i>10/1/97</i>		Zoning Approval: <i>ok with conditions 10/1/97</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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: Vicki Dover		Date Applied For: 9/3/97		Signature:		Date:	

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..

APPEAL SUSTAINED 9-18-97

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

Geraldine Williams
SIGNATURE OF APPLICANT Geraldine Williams ADDRESS: 294 Brackett St. DATE: 9/3/97 PHONE: 772-1342

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved 9-18-97
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 9/30/97

DA

CEO DISTRICT #5
D. Jordan

COMMENTS

3-31-98 Inspected, Smoke det. in all Rooms with children on First Floor, Rear Hall, Front Hall and 1 unit 2nd Floor, there is no signage for the day care.

	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 451 St John St 066A-F-015

Issued to Kiddie Garden LLC

Date of Issue 01 April 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 971057, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Two Family Dwelling
w/daycare/First Floor

Limiting Conditions:

Maximum Twelve (12) children

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

LAND USE - ZONING REPORT

ADDRESS: 451 St John St DATE: 10/1/97

REASON FOR PERMIT: change of use 1st floor daycare, 2nd floor residential

BUILDING OWNER: G.K. Williams/LORNA C-B-L: 66A - F-15

PERMIT APPLICANT: Geraldine Williams

APPROVED: with conditions DENIED: _____

#1, #7

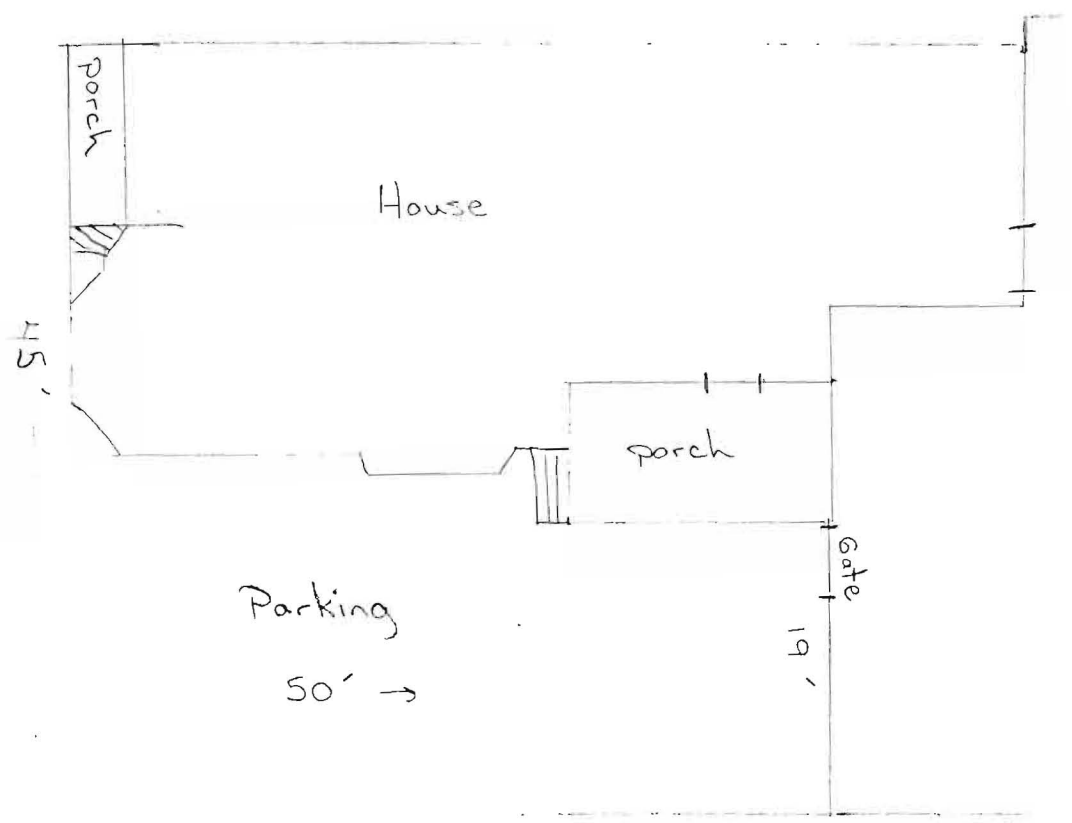
CONDITION(S) OF APPROVAL

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 occupation guidelines
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition _____

Marge Schmuckal

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

St. John Street



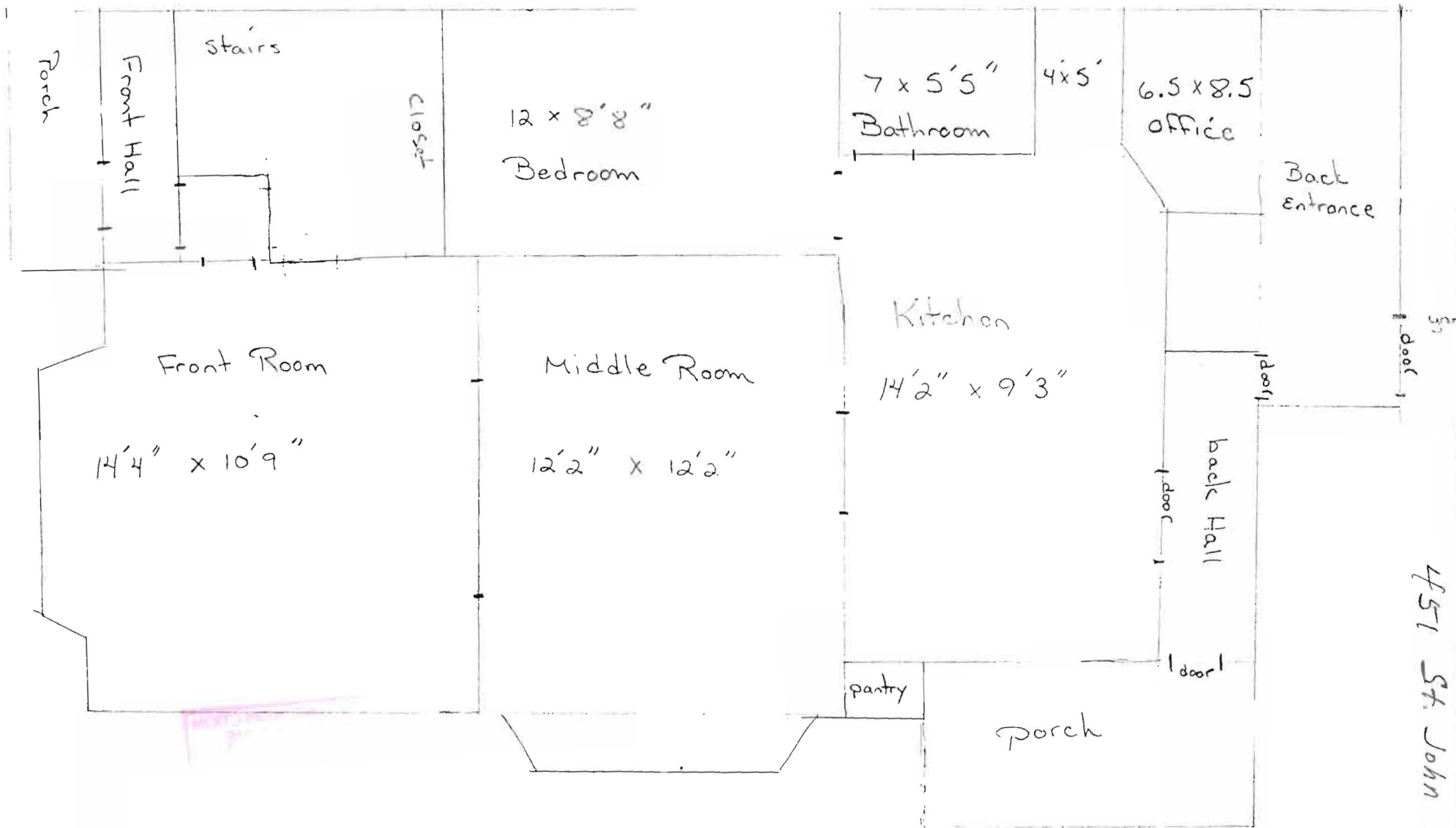
Fenced
Yard

66' x 45'

Lot size 45' x 116'

451 St. John St.

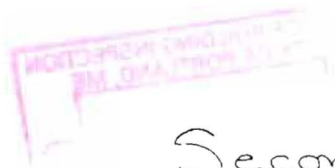
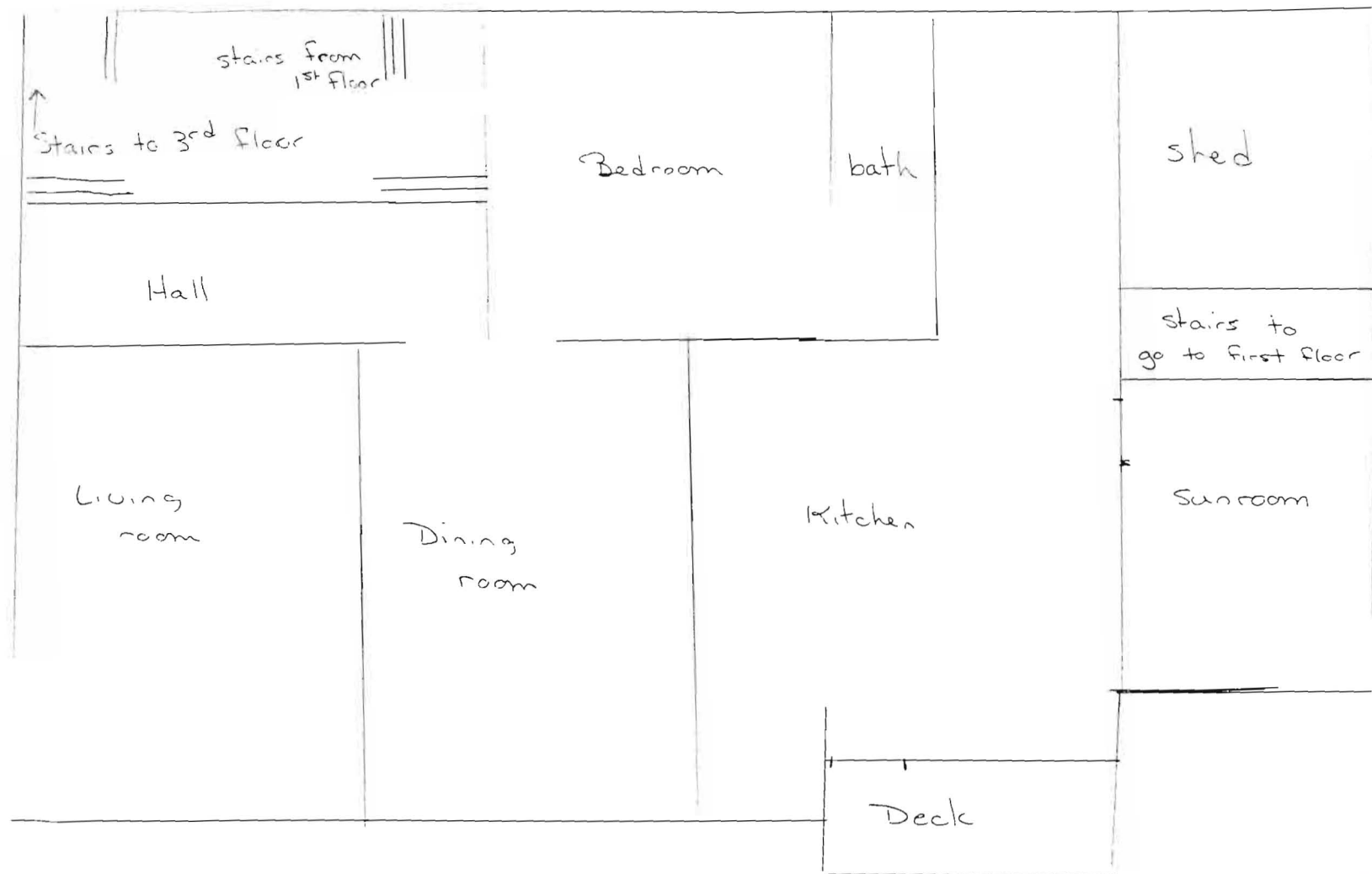
Plot Plan



1st Floor plan

451 St. John St.

Geraldine Williams



Received
9/26/97

Second Floor. There are 2 small bedrooms on the 3rd floor.

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



September 25, 1997

Geraldine Williams
284 Brackett Street
Portland, Maine 04102

RE: 451 St. John Street

Dear Geraldine,

As you know, at its September 18, 1997 meeting, the Board of Appeals voted to grant the conditional use appeal to allow the change of use from a two unit with one unit being used as a daycare facility for up to 12 children.

A copy of the Board's decision is enclosed for your records.

It is now necessary for you to come to this office to apply for a change of use permit. We will require the floor plan with dimensions of the residential unit, other required documentation was provided when you filed for the appeal. The fee for a change of use is \$25.00.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

Marge Schmuckal
Zoning Administrator

cf: P.S. Hoffses, C, Bldg Inspctr
D. Jordan, CEO

