

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 061810

This is to certify that MORROW-SPITZER THEODORE A & ELENA J JTS/Alameda Donro

has permission to Home Occupation w/ Interior renovation

AT 118 WILLIAM ST

081 B001001

PERMIT ISSUED

JAN - 9 2007

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland relating to 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.

Classification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is rendered. FOUR NOTICES 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

Thomas M. Markley 01/08/07
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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.

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

- 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

Signature of Inspections Official

Date

CBL:

81.B.1

Building Permit #:

061810

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	06-1810	Issue Date:	JAN - 9 2007	CBL:	08	B001001
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Location of Construction: 118 WILLIAM ST	Owner Name: MORROW-SPITZER THEODORE	Owner Address: 118 WILLIAM ST	Phone:
Business Name:	Contractor Name: Alan Monroe	Contractor Address: 277 Long Hill Road Sebago	Phone: 2077560436
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use Home Occupation	Zone: R-5

Past Use: Single Family	Proposed Use: Single Family Home Occupation w/interior renovations <i>professional consultant</i>	Permit Fee: \$645.00	Cost of Work: \$40,000.00	CEO District: 2
Proposed Project Description: Home Occupation w/ Interior renovations		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003	

Signature:	Signature: <i>Jm 01/08/07</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: dmartin	Date Applied For: 12/21/2006	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i> Date: <i>12/22/06</i></p>	<p>Zoning Appeal</p> <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	<p>Historic Preservation</p> <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 <p>Date: <i>[Signature]</i></p>
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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



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>118 WILLIAM ST</u>		
Total Square Footage of Proposed Structure: <u>500 sq FT</u>	Square Footage of Lot: <u>12,584</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>81</u> Block# <u>B 001</u> Lot# <u>1164118</u>	Owner: <u>Ted & ELENA MORROW-SPITZER</u>	Telephone: <u>775-3023</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>ALAN J MUNROE</u> <u>277 Long Hill Rd</u> <u>SEBAGO, ME 04029</u> <u>756-0436</u>	Cost Of Work: <u>\$ 40,000 = 420 c/w</u> Home Occ Fee: <u>\$ 225. (150 + 75)</u> Total Fee: <u>\$ 645.00</u>
Current Specific use: <u>STORAGE AND LAUNDRY</u>	If vacant, what was the previous use? _____	
Proposed Specific use: <u>OFFICE, BATH AND LAUNDRY</u>	<u>Home Occ.</u>	
Project description: <u>RENOVATE CURRENT SEMI-FINISHED 3rd FLOOR AREA INTO FINISHED OFFICE SPACE, BATH & LAUNDRY ROOM</u>		
Contractor's name, address & telephone: <u>ALAN J. MUNROE 277 Long Hill Rd</u> <u>Sebago, Me. 04029</u>		
Who should we contact when the permit is ready: <u>ALAN</u>		
Mailing address: <u>SAME AS ABOVE</u>		Phone: <u>756-0436</u>

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: <u>Alan J. Munroe</u>	Date: <u>12-18-06</u>
DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME	
DEC 20 2006	
RECEIVED	

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1810	Date Applied For: 12/20/2006	CBL: 081 B001001
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Location of Construction: 118 WILLIAM ST	Owner Name: MORROW-SPITZER THEODORE	Owner Address: 118 WILLIAM ST	Phone:
Business Name:	Contractor Name: Alan Monroe	Contractor Address: 277 Long Hill Road Sebago	Phone (207) 756-0436
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use Home Occupation	

Proposed Use: Single Family Home Occupation w/interior renovations	Proposed Project Description: Home Occupation w/ Interior renovations
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/22/2006**Note:** **Ok to Issue:**

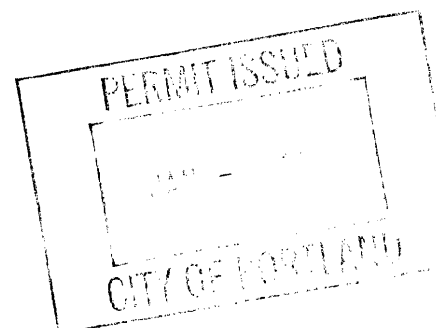
- 1) During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
- 2) This property shall remain a single family dwelling with a home occupation with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
- 3) Separate permits shall be required for any new signage under the home occupation guidelines.
- 4) This permit is being approved on the basis of revised plans submitted. Any deviations shall require a separate approval before starting that work.

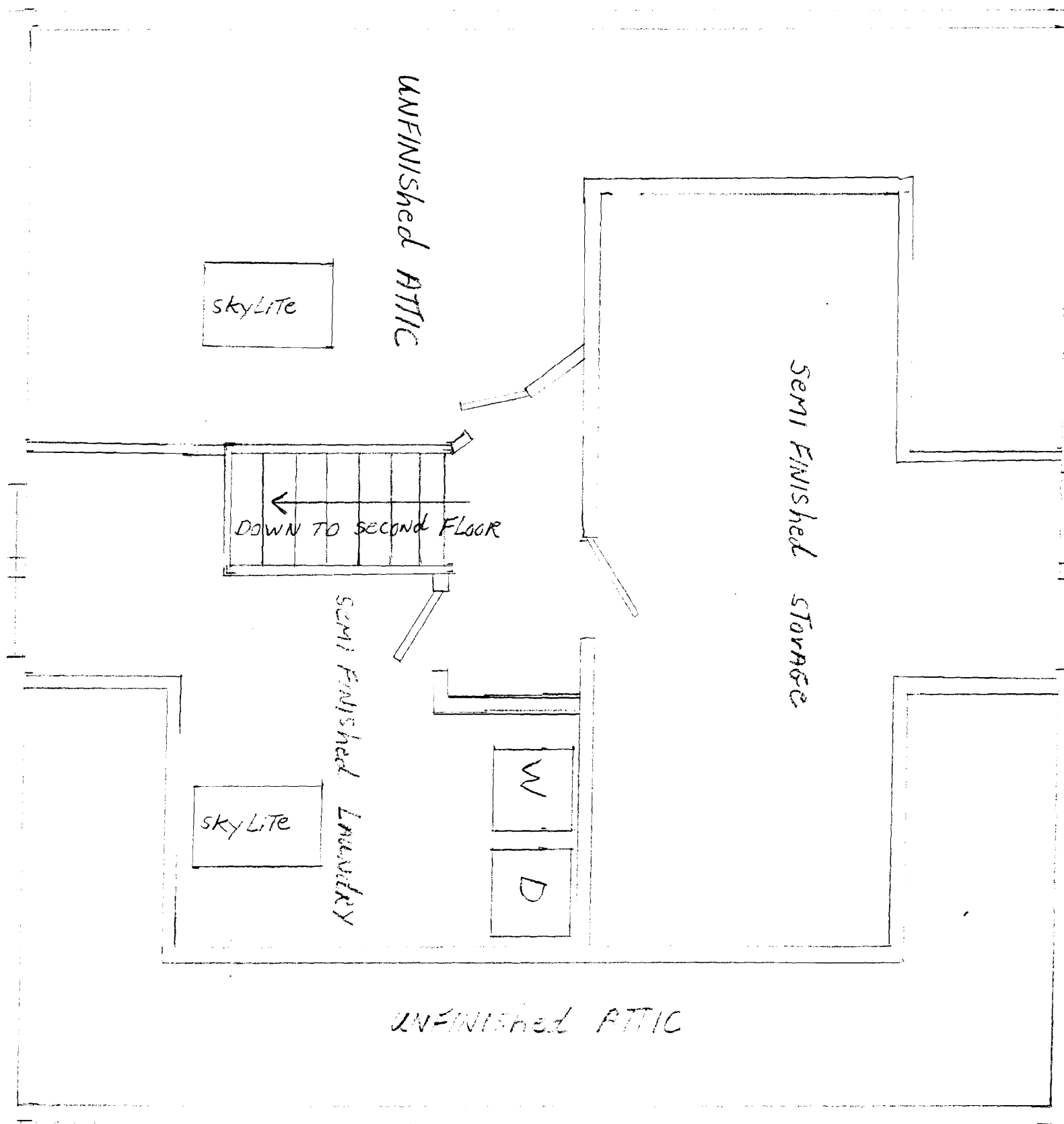
Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:****Note:** **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

12/22/2006-mes: showing over 500 sq. Ft. which is the max for home occupation - spoke to Alan Monroe - he will bring in revised plans - Alan came in an hour after I called and changed the plans to meet the maximum 500 sq ft requirement





EXISTING CONDITIONS
MORROW-SPITZER 118 WILLIAM ST PORTLAND

118 William Street
Portland, ME 04103
(207) 775-3023

December 19, 2006

Ms. Marge Schmuckal, Zoning Administrator
Department of Planning & Development
City of Portland
389 Congress Street
Portland, ME 04101

Dear Ms. Schmuckal,

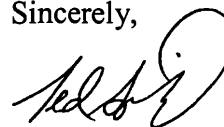
ok
I am writing to request a permit to use my residence at 118 William Street (which I own) for a home occupation. I am a professional consultant, an acceptable home occupation listed under item (22) of Section 14-410 of the Portland Zoning Code. The following is an explanation of how my home occupation meets the criteria listed under item (1) of the same:

- 71 act 491 71 page 186*
- a. My home occupation will occupy less than 500 square feet (14%) of my residence
 - b. No goods will be stored, displayed, or visible from outside the residence.
 - c. Storage of the material necessary to perform my occupation are minimal and included in the space listed above.
 - ok* d. There will be no external signage related to my home occupation.
 - e. No exterior alterations to the residence are necessary.
 - ok* f. Since I will not be meeting clients at my residence, no additional parking is necessary.
 - g. No objectionable effects will result from my home occupation.
 - h. There shall be no more than one nonresident employee.
 - ok* i. Since I will not be meeting clients at my residence, no additional traffic will be generated by my home occupation.
 - j. No motor vehicle exceeding a gross vehicle weight of 6,000 lbs shall be stored on the property in connection with my home occupation.

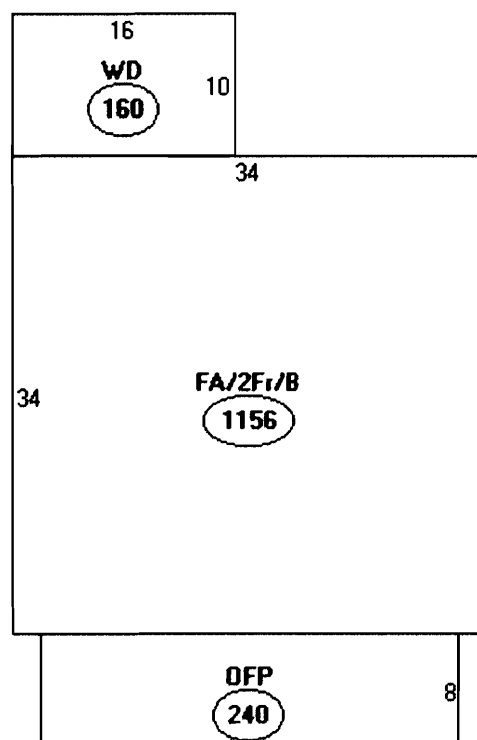
My home occupation is a secondary and incidental use of my residence. The external activity level is negligible and in keeping with the residential character of the neighborhood.

Attached please find a copy of a floor plan. Thank you for your assistance.

Sincerely,

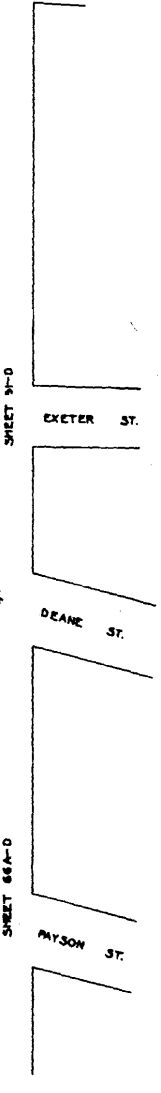
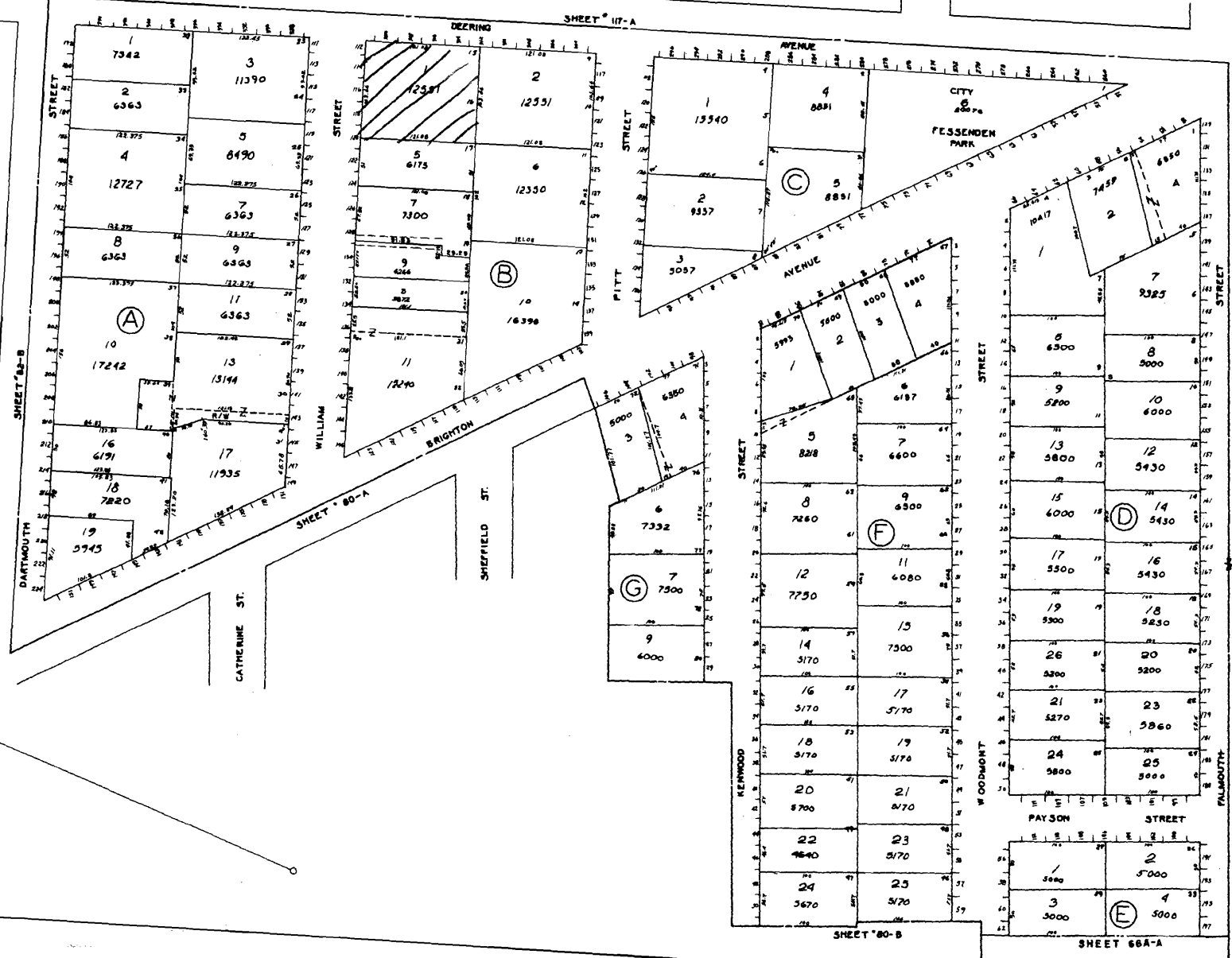


Ted Morrow-Spitzer

Descriptor/AreaA: FA/2Fr/B
1156 sqftB: WD
160 sqftC: OFF
240 sqft

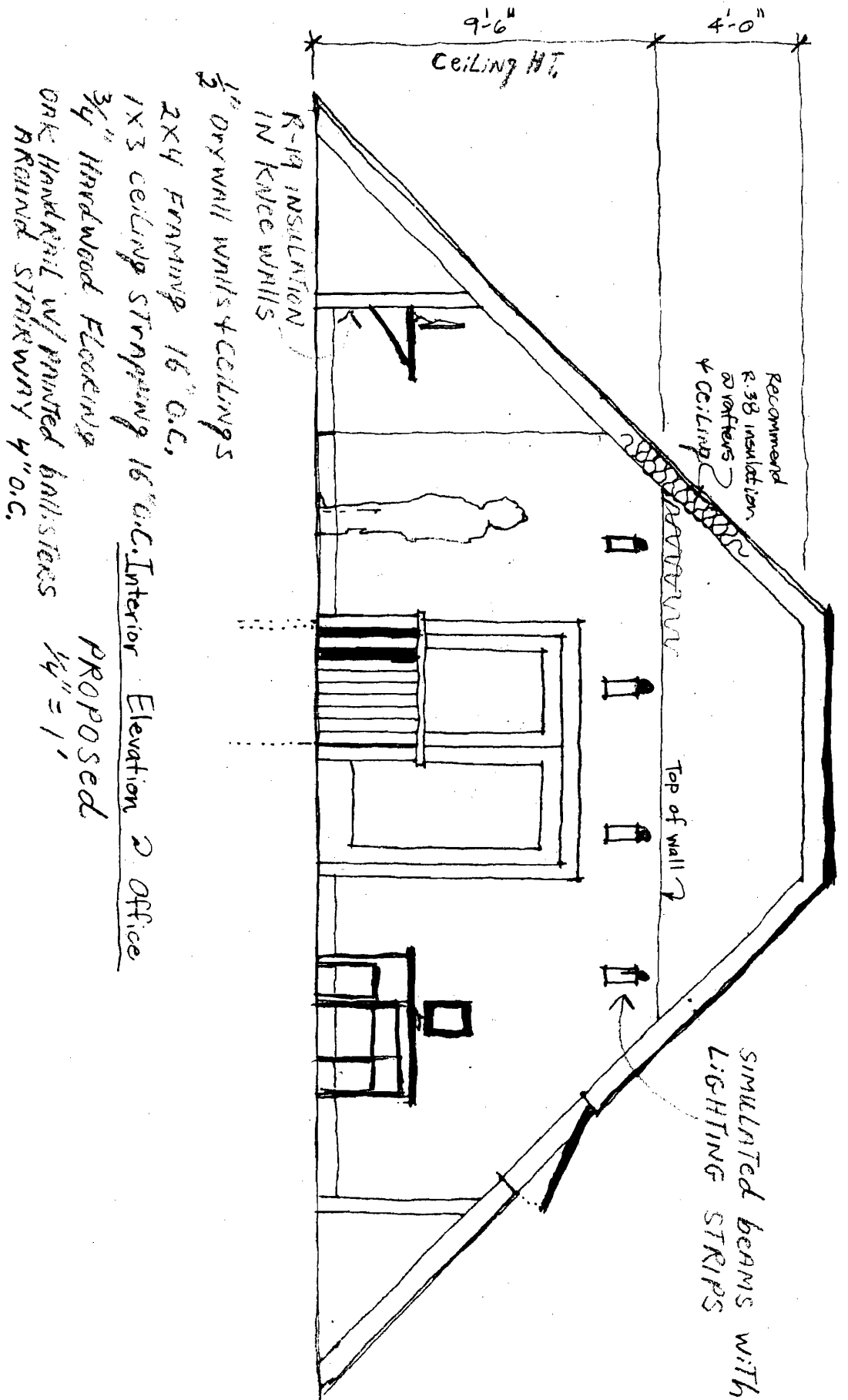
$$\begin{array}{r}
 1156 \times 2 = 2312 \text{ \#} \\
 3^{\text{rd}} \text{ floor} = 600 \\
 \hline
 2912 \text{ \#}
 \end{array}$$





RETRAC ED 3-30-67

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'



101
 # 20
~~# 401~~
 # 135
 336
 1

Revised 12/22/06
 by A. Mencia

601
 80
 175

Third floor plan - proposed
 Morrow-Spitzer Residence
 118 William St Portland ME 04103

1/4" = 1'

