

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

Location of Construction: 59 Winding Ways Peaks Isl		Owner: John & Annie Romanyshyn		Phone: 766-2887		Permit No: 980652 PERMIT ISSUED Permit Issued: JUN 19 1998 CITY OF PORTLAND			
Owner Address: SAA 04108		Lessee/Buyer's Name: Victor Romanyshyn		Phone:			Business Name:		
Contractor Name:		Address:		Phone:			Zoning Approval: Zone: CBL: 085-5-007		
Past Use: l-fan		Proposed Use:		COST OF WORK: \$ FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:			PERMIT FEE: \$ 25.00 INSPECTION: Use Group: Type: Signature:		
Proposed Project Description: Change use from l-fan to l-fan w/home occupation (artist printmaking studio)				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:				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:		Date Applied For: 09 June 1998						Zoning Appeal <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	

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..

PERMIT ISSUED WITH REQUIREMENTS

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

10 June 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

CEO DISTRICT



COMMENTS

10-23-98 Issue home occupation pet. First Floor work Rooms TR

10-23-98 Send notice of Failed Septic System TR

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Peak Island

LOCATION 59 Winding Way 085-S-007

Issued to John & Annie Romanyshyn

Date of Issue January 5, 1999

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. 980652, 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

280 sq. ft. front room 1st fl
200 sq. ft. back room

APPROVED OCCUPANCY

Change of Use

Limiting Conditions:

1. No gallery or retail selling from this 1-fam w/home occ
2. The artist use is for yourself in your home. It is not allowable to extend this use to non-residents

(Peak Island)

This certificate supersedes certificate issued

Approved:

1-5-99 *Dom Reinherz*

(Date)

Inspector

Samuel J. Giffey

Inspector of Buildings

LAND USE - ZONING REPORT

ADDRESS: 59 Winding Way, P.I. DATE: June 15, 1998

REASON FOR PERMIT: Change of use to Allow Home Occ. AS Artist

BUILDING OWNER: John & Annie Romanysky C.B.-L: 85-5-7

PERMIT APPLICANT: Victor Romanysky

APPROVED: With conditions DENIED: _____
#1, #7, #9, #10

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 criteria
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition There shall be no gallery or retail selling
from this side

10. The artist use is for yourself in your home. It is not allowable to extend this use to non-residents

Marge Schmuckal

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

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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>59 Winding Way Peaks Island</u>		
Tax Assessor's Chart, Block & Lot Number Chart# <u>85</u> Block# <u>S</u> Lot# <u>7</u>	Owner: <u>John and Annie Romanyshyn</u>	Telephone#: <u>766-2887</u>
Owner's Address: <u>59 winding way Peaks Isl</u>	Lessee/Buyer's Name (If Applicable) <u>VICTOR Romanyshyn</u>	Cost Of Work: Fee <u>\$change of use\$</u>
Proposed Project Description:(Please be as specific as possible) <u>ARTIST Printmaking Studio / CHANGE OF USE TO INCLUDE HOME</u>		
Contractor's Name, Address & Telephone		Rec'd By: <u>OCC.</u>

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

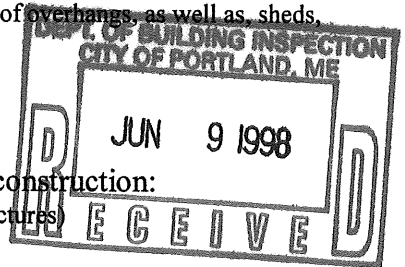
4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

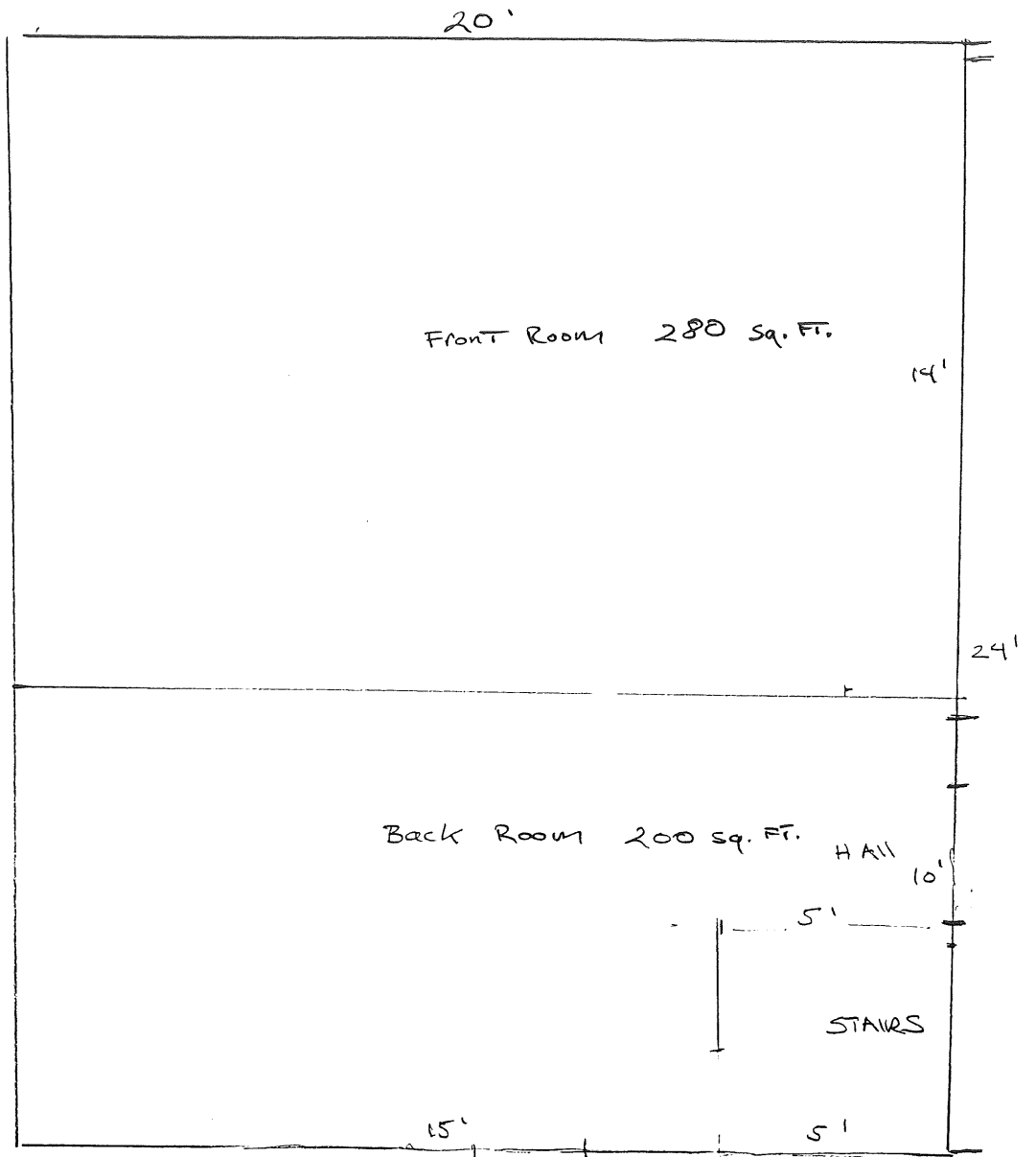
Certification

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/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>Victor Romanyshyn</u>	Date: <u>6/9/98</u>
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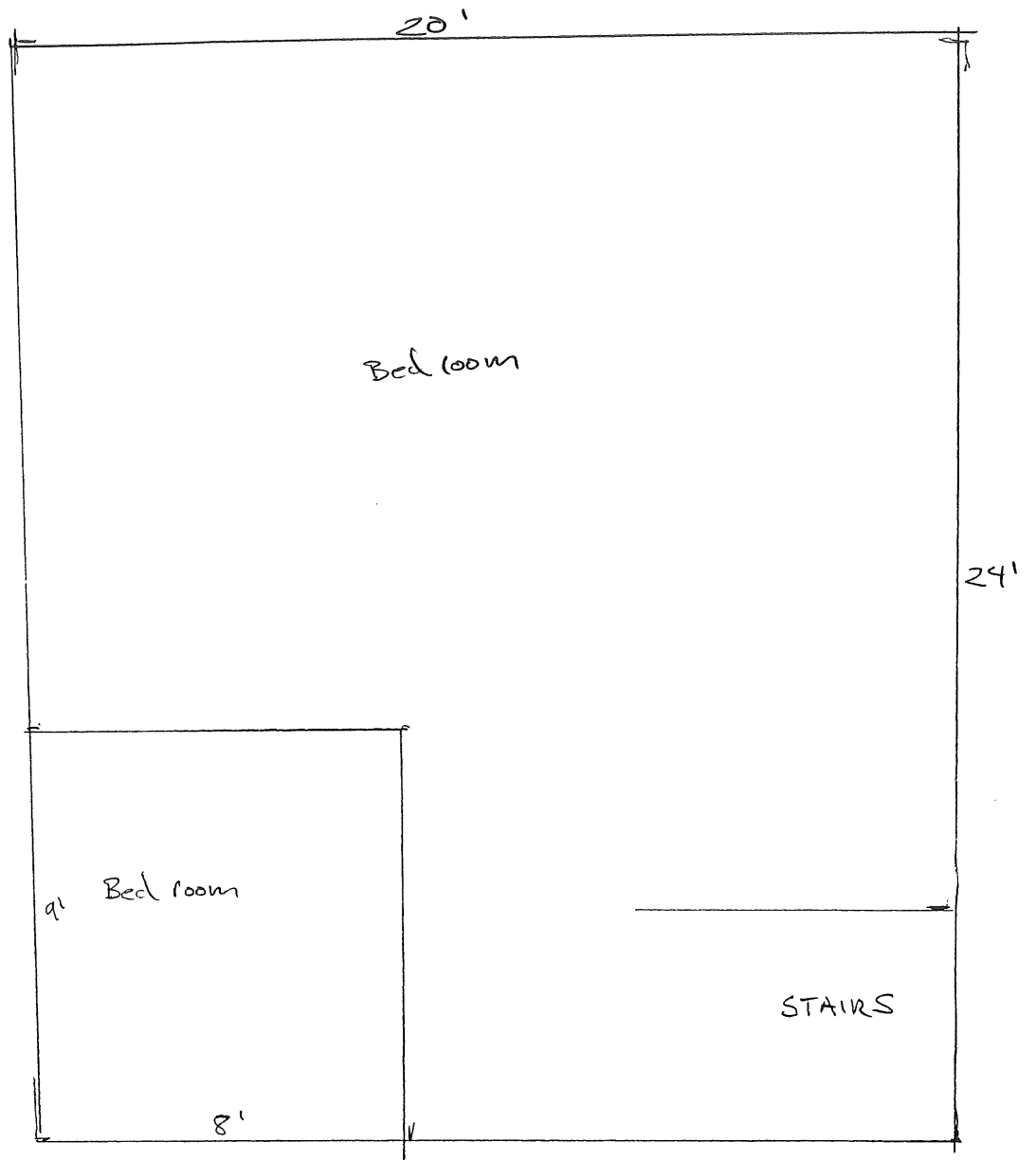
Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



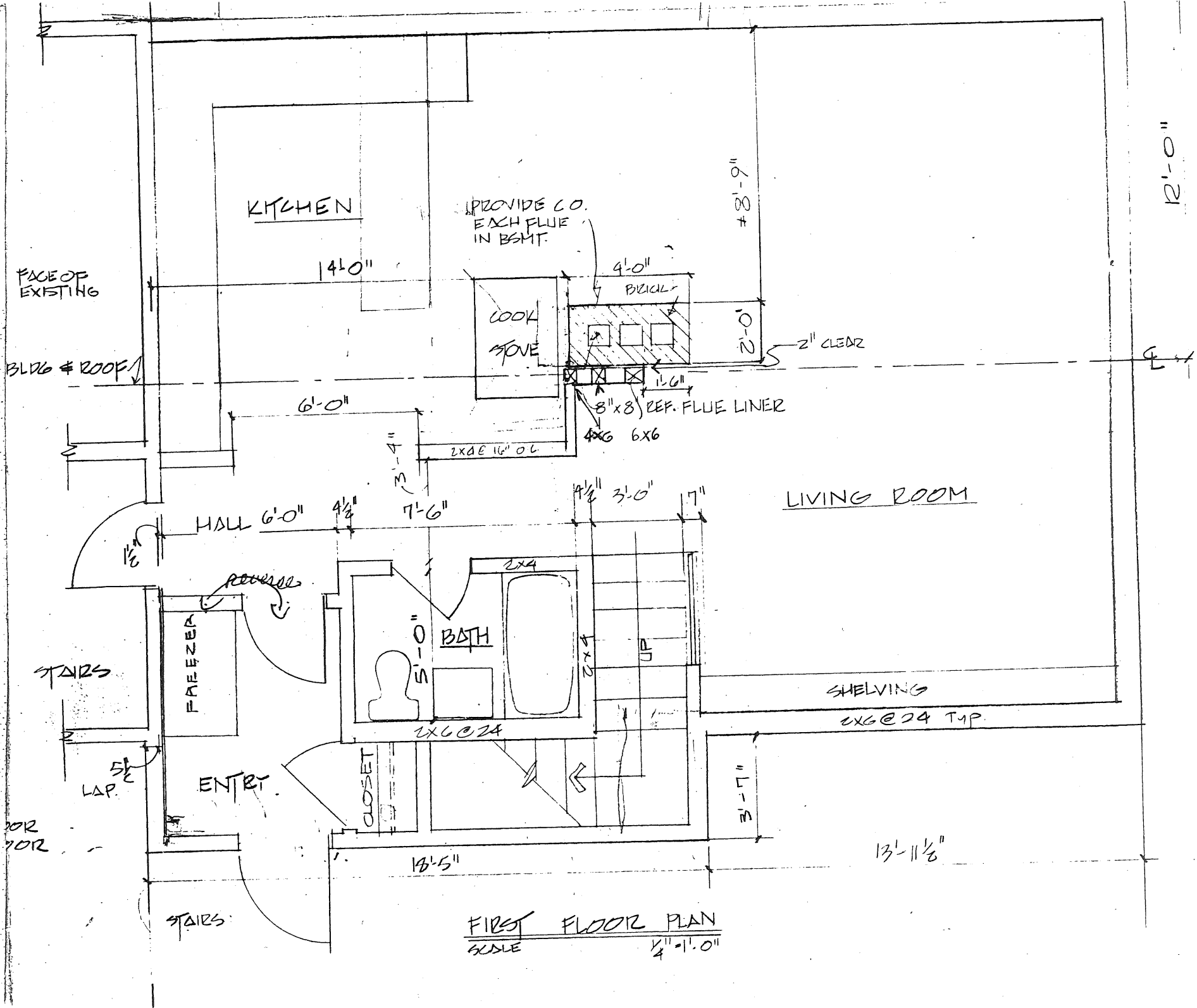
TOTAL 480 sq. Ft.

Proposed work Area

First Floor



Second Floor



KITCHEN

PROVIDE CO. EACH FLUE IN BSMT.

COOK STOVE

BRICK

LIVING ROOM

BATH

FREEZER

ENTRY

CLOSET

SHELVING
2x6 @ 24 TYP.

FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

FACE OF EXISTING

BLDG # ROOF

STAIRS

5/8" LAP.

20R
20R

STAIRS

12'-0"

24'-0"

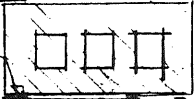
27
28

12 287

12

BEDROOM

2 LAYERS GWB /
TYP
4x6



1/2" PLYWOOD ALL SIDES
ALL FLOORS.

HALL

STUDY

PROVIDE
FOLD DOWN
STAIRS
EXCEL' OR
EQUAL

CLOSET

2x4

BATH



2x6

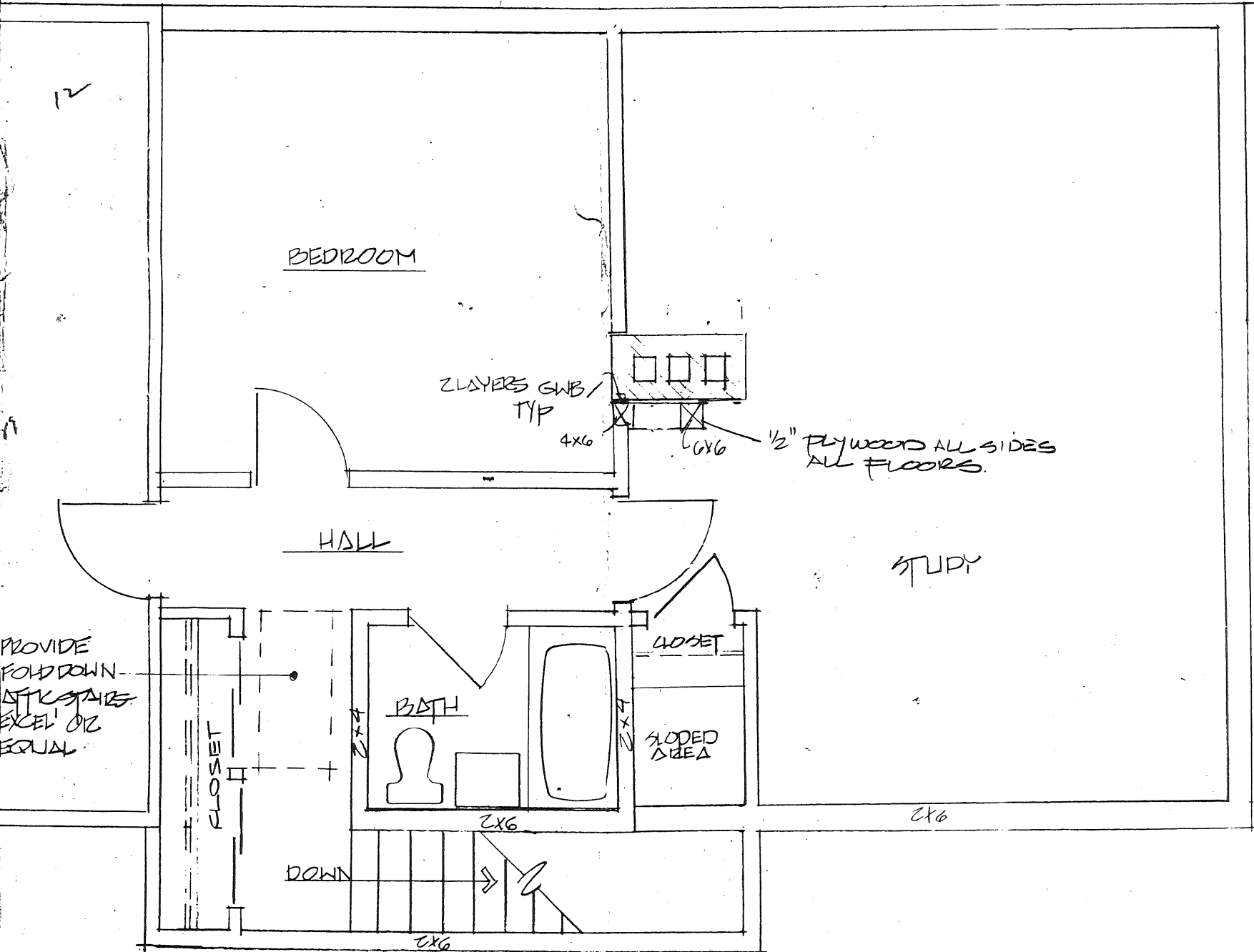
CLOSET

SLOPED
AREA

DOWN

2x6

2x6



Victor Romanyshyn
59 Winding Way
Peaks Island, Maine 04108

Marge Schumuckel
Zoning Administrator
City of Portland
Room 315
City Hall
Portland, Maine

Dear Ms. Schumuckel,

I wish to apply for a permit to use my residence at 59 Winding Way, Peaks Island for ~~publishing/printing business.~~
ARTIST STUDIO

I would be producing fine art print editions using digital equipment. ~~Customers would be photographers and artists.~~ *Not allowed*

This business would meet all the criteria under section 14-410 as follows:

- (1)
 - a. The floor area to be occupied is 480 square feet which is less than 25 percent of the residence that has a total of 2400 square feet.
 - b. There will be no outside storage of goods nor exterior displays etc.
 - c. Storage of materials would not constitute a dominant part of the occupancy.
 - d. There will be no exterior signs except as permitted.
 - e. There will be no exterior alterations to the building.
 - f. As this will be primarily a mail order business there is no need for additional parking space.
 - g. The digital equipment to be used does not produce offensive noise etc.
 - h. There will be no more than one nonresident employed.
 - i. There will be no traffic in greater volume than would be expected in a residential neighborhood, since as noted above, my business will be largely conducted by mail.

j. No large vehicles are to be used in connection with the business.

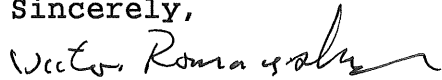
(2) This business is not specifically mentioned but is similar to d, f, j, o, u.

(3) The business meets this criteria.

I have included floor plans showing the size of the residence and the space to be occupied by my business.

I look forward to hearing from you. Thank you for your attention to my request.

Sincerely,




Victor Romanyshyn

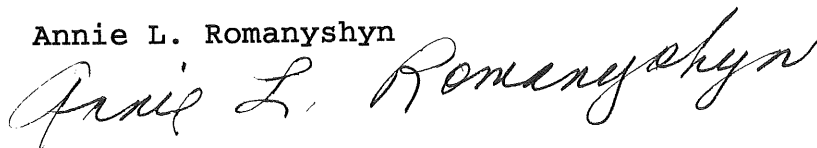
John and Annie Romanyshyn
59 Winding Way
Peaks Island, Maine 04108
April 23, 1998

Marge Schumuckel
Zoning Administrator
City of Portland
Room 315
City Hall
Portland, Maine

Dear Ms Schumuckel,

This is to inform you that as owners of the residence at 59 Winding Way, Peaks Island, Maine, we authorize our son Victor Romnyshyn to use 480 square feet of our home (as depicted in his attached drawing of the floor plan of the house) to be used for his publishing/printing business.


John M. Romanyshyn

Annie L. Romanyshyn


IRIS 3047G PRINTER

**Ultra-versatile, continuous-tone,
wide-format color printer.**

IRIS Graphics has developed the wide-format IRIS™ 3047G printer to meet the specific needs of artists, designers, and other imaging professionals who require color-accurate digital prints on heavy media.

IRIS has customized the 3047G printer by adding several enhancements to the basic IRIS 3047 printer platform. These significant modifications give the IRIS 3047G unprecedented versatility, a larger color palette, and ease of use.

FEATURES AND BENEFITS

Versatility

- IRIS 3047G lets users easily adjust the print-head to three distinct settings from the printer's drum
- Wider available gap allows printer to accommodate heavy media, such as art papers, fabric, and packaging materials

Color Palette

- Features a larger macropixel – based on 8 x 8 matrix averaging – which increases printer's tonal range from 496 to 1,984 gray levels per color

- Within 8 x 8 matrix, printer has a 400 percent larger window to match subtle color values
- Increased precision yields dramatically smoother gradation between tones and a more finely differentiated color palette – particularly in highlight areas where ink densities are lowest

Operating Speed

- Cuts two full minutes off the time the print-head takes to return to its starting position upon completion of print cycle

SPECIFICATIONS

Technology Specifications

Core imaging technology: IRIS 3000 Series continuous-flow variable-dot ink jet

Inks: IRIS Graphics writing fluids; water-soluble, nontoxic dyes in four process colors (C,M,Y,K) packaged in disposable bottles



*The IRIS 3047G printer offers
unprecedented versatility,
a larger color palette, and
a faster print-head return.*

IRIS 3047G PRINTER

Operational Specifications

Resolution: Multiple horizontal and vertical addressable resolutions of 200, 240, and 300 dpi and 8, 10, and 12 pixels/mm. Factory installed as English or metric

Gray levels: Up to 1,984 available gray levels, using 8 x 8 pixel IRIS color look-up table (CLT) capability

Drum speeds: Software-selectable drum speeds ranging from 100 to 250 in. per second

Paper size: Variable; up to a maximum of 34 x 46.8 in. (864 x 1189 mm)

Active image area: Width: 34 in.; Length: 46.3 in. (864 x 1189 mm)

Print speed: At 300 dpi and optimum drum speed, the IRIS 3047G can produce a full-size image in 60 minutes

Media types: Glossy, matte and semimatte papers, newsprint, coated acetate, IRIS Translite, watercolor paper, coated fabric, IRIS Coated Canvas, IRIS Coated Cotton, or virtually any flexible, water-accepting medium that meets thickness specifications. IRIS printers are engineered to print optimum image quality when printing on IRIS-supplied media

Print-head settings: User-adjustable to gaps of .150, .250, and .370 inches from drum. Allows thicker media to be loaded, per the following specifications.

Gap	Media Thickness
.150 in.	.005 to .010 in. (5 to 10 mils)
.250 in.	.010 to .100 in. (10 to 100 mils)
.370 in.	.100 to .220 in. (100 to 220 mils)

Interface (software): Supports Macintosh, Windows, and UNIX platforms

Interface (hardware): Mechanical and electrical; Versatec parallel interface

Print options:

- Three printing matrices that alter the image screening
- 2x – 8x pixel replication for enlarging images
- Automatic repeat of a single image around the printer drum
- Multiple striking for increased image density with multiple passes

Physical Specifications

Dimensions: Width: 60 in. (152 cm); Depth: 30 in. (76 cm); Height: 42 in. (107 cm)

Weight: 600 lbs. (272 kg) approx.

Power requirements: 100/120/220/240V, 50/60Hz, 800W max.

Temperature/humidity range: 65 – 80 F (18 – 27 C); 40 – 80 percent relative humidity

IRIS Graphics, Inc.
6 Crosby Drive
Bedford, Massachusetts 01730
Tel. 781.275.8777
Fax. 781.275.8590
www.irisgraphics.com

IRIS
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a scitex company