

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-1272	Issue Date: DEC 15 2003	CBL: 087 Y018001
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Location of Construction: 10 Elizabeth St PI	Owner Name: Sinicki, Ronald E &	Owner Address: 165 Island Ave (CITY OF PORTLAND)	Phone:
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Business Name:	Contractor Name:	Contractor Address:	Phone:
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Lessee/Buyer's Name:	Phone:	Permit Type: Change of Use Home Occupation	Zone: IR 2
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Past Use: Two units in two separate buildings	Proposed Use: Two units w/home occupation in guest house: massage therapy	Permit Fee: \$225.00	Cost of Work: \$0.00	CEO District: 3
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: SB	
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the legal use is 1 Home single family per lot - 87-018
87-4-019

Proposed Project Description: home occupation in guest house: massage therapy ↓ single family lot	Signature: JMB 12/15/03
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Permit Taken By: kwd	Date Applied For: 10/16/2003	Zoning Approval	
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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"/>	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	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: 12/15/03	Date:	Date:

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

SECTION

PERMIT ISSUED

Permit Number: 091272

DEC 15 2003

PERMIT

This is to certify that Sinicki Ronald E &
has permission to home occupation in guest home massage therapy
at 10 Elizabeth St P.I. City of Portland 087 Y018001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permit is produced before this building or part thereof is used or enclosed-in. **48 HOURS 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.

Health Dept.

Appeal Board

Other

Department Name

Jamie Louke 12/15/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1272	Date Applied For: 10/16/2003	CEL: 087 Y018001
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Location of Construction: 10 Elizabeth St	Owner Name: Sutnicki Ronald E &	Owner Address: 165 Island Ave	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use Home Occupation	

Proposed Use: Single Family w/home occupation in guest house: massage therapy	Proposed Project Description: home occupation in single family guest house: massage therapy
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 12/05/2003
Note: This took some research. The legal use of this particular property 087-Y-018 is a single family the legal use of 087-Y-19 is a separate single family			Ok to Issue: <input checked="" type="checkbox"/>
1) During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained. 2) Separate permits shall be required for any new signage under the home occupation guidelines. 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: 12/15/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This permit is approved as a change of use only, there is no building construction associated with this permit.			

03-1272

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.

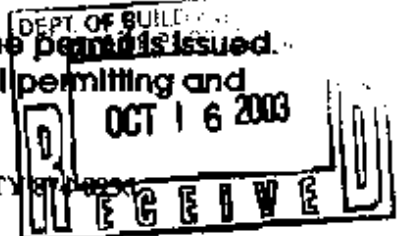
Location/Address of Construction: <u>10 Elizabeth St. Peaks Island</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>087</u> Block# <u>Y</u> Lot# <u>018</u>	Owner: <u>Ron & Lisa Sinicki</u>	Telephone: <u>766-5566</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ _____ Fee: \$ <u>225.00</u>
Current use: <u>residential - RR Two family</u>		
If the location is currently vacant, what was prior use: _____ Approximately how long has it been vacant: _____		
Proposed use: <u>change of use to a home occupation (RR) Two family</u>		
Project description: <u>change of use for a home occupation, to add; massage therapy</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Tara Fahay 319-1628</u>		
Mailing address:		
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:		

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 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 Officer'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>Tara Fahay</u>	Date: <u>10.16.03</u>
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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



6. One parking space that is needed for my clients will be met by off street parking.
7. No objectionable effects will result from my home occupation.
8. It will not require the services of any employees.
9. There will not be traffic generated in greater volumes than would be normally expected in a residential neighborhood.
10. No vehicles are necessary for my home occupation.

As you can see, my home occupation meets all of the requirements.

Attached is a floor plan of the first floor of my home and a letter from the owner of the premises, Lisa Sinicki.

Thank you,
Tara Fahy
Tara Fahy

Ms. Marge Schmuckel
Zoning Administrator
Department of Urban Development
City of Portland
387 Congress St.
Portland, Maine 04101

Dear Ms. Schmuckel:

I am requesting a permit to allow me the use of my residence at 10 Elizabeth St. for a home occupation. I plan on operating my massage therapy business. I believe this is covered under B-9 in section 14-110. (Dentists, doctors, therapists, and health care practitioners) The following is an explanation of how my home occupation meets the criteria listed under section A.

1. My home occupation will occupy approximately 64 square feet of floor area of the residence.
2. No goods will be stored, displayed, or be visible from outside the residence.
3. Storage of the material necessary to perform my occupation are minimal.
4. There will be no exterior signage related to my home occupation.
5. No exterior alterations to the residence are necessary.

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 2 of 2
 Parcel ID 087 Y018001
 Location 10 ELIZABETH ST
 Land Use TWO FAMILY
 Owner Address SIMICLI RONALD E & LISA G 175
 165 ISLAND AVE
 PEAKS ISLAND ME 04108
 Book/Page 15340/328
 Legal 87-1-18-19
 ELIZABETH ST
 PEAKS ISLAND
 10842 SF

two separate lots

Valuation Information

Land \$33,390 Building \$109,620 Total \$143,010

Property Information

Year Built 1880	Style old style	Story Height 2	Sq. Ft. 1954	Total Acres 0.248
Bedrooms 4	Full Baths 2	Half Baths	Total Rooms 7	Attic None
				Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date

ADODB.Field
 error
 '800a0bcf'

Either BOF
 or EOF is
 True, or the
 current
 record has
 been
 deleted; the
 operation
 requested by
 the
 application
 requires a
 current
 record.

LGS COMMUNICATIONS



Ms. Marge Schmuckal
Zoning Administrator
Department of Urban Planning
City of Portland
389 Congress St
Portland, ME 04101

October 11, 2003

Dear Ms. Schmuckal,

This is to let you know that Tara Fahey, the renter of the guest house on my property at 165 Island Avenue on Peaks Island, (the guest house address is 10 Elizabeth St.) has my permission to run her massage business from the afore mentioned location. If you have any questions, please feel free to contact me at 766-5088.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa Sinicki'.

Lisa Sinicki

Landlord

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NO. 80 80 80 00	STREET Peaks Inland Elizabeth St.	BLDG. NO. 8	DEVELOPMENT NO. 425	AREA 425	DIST. 1	ZONE 1	CHART 87	BLOCK Y	LOT 18
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RECORD OF TAXPAYER				YEAR	BOOK	PAGE
FRED MARTON 8 BEAKS ISLAND MAINE						
TAXPAYER ADDRESS AND DESCRIPTION REAL ESTATE-PORTLAND ME ASSESSORS PLANS ON FILE IN ASSESSORS OFFICE CITY HALL PLAN 87-Y-18 ELIZABETH ST PEAKS ISLAND AREA 4727 SQ FT LOT 89						

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 19	BLK. LOT
58	91	3.29	91	2.72	160	
TOTAL VALUE LAND 160						
TOTAL VALUE BUILDINGS 640						
TOTAL VALUE LAND AND BUILDINGS 760						
SQ. FT. TO-FROM CH. BLK. LOT						
SQ. FT. TO-FROM CH. BLK. LOT						

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 19	BLK. LOT
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH. BLK. LOT						
SQ. FT. TO-FROM CH. BLK. LOT						

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 19	BLK. LOT
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH. BLK. LOT						
SQ. FT. TO-FROM CH. BLK. LOT						

YEAR	ORIG. COST	RENTAL	300
YEAR	SALE PRICE	EXPENSE	
YEAR	U. S. R. B.	NET	300

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP

YEAR 19

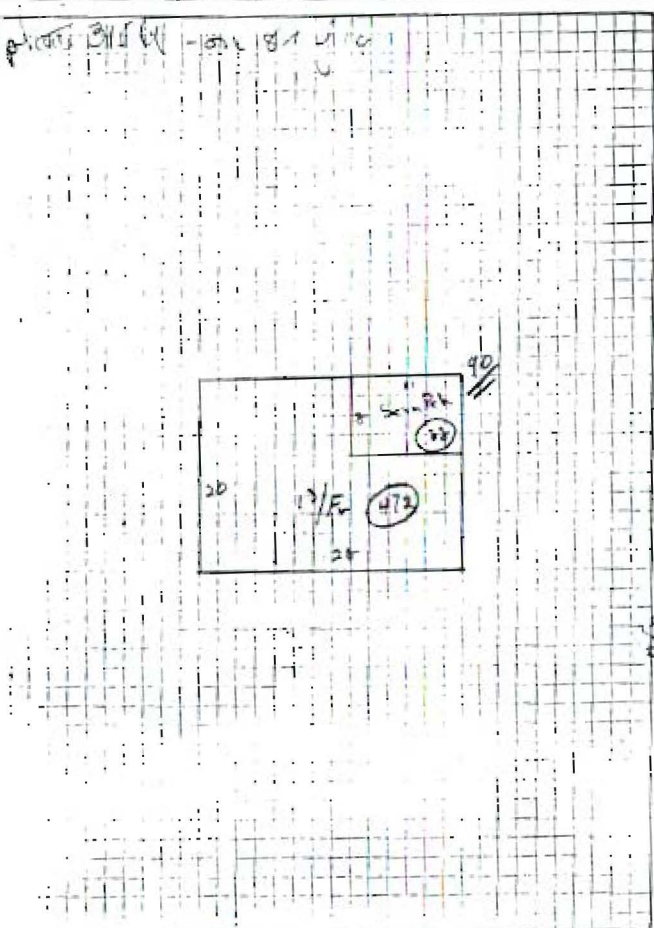
YEAR 19

remodeled from shed

vent
25 x 12 = 300

CONSTRUCTION		
FOUNDATION	FLOOR CONST.	PLUMBING
CONCRETE	WOOD JOIST ✓	BATHROOM
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM
BRICK OR STONE	MILL TYPE	WATER CLOSET ✓
PIERS ✓	REIN. CONCRETE	LAVATORY
CELLAR AREA FULL	FLOOR FINISH	KITCHEN SINK ✓
NO. CELLAR ✓	B 1 2 3	STD. WAT. HEAT
EXTERIOR WALLS	CEMENT	AUTO. WAT. HEAT
CLAPBOARDS ✓	EARTH	ELECT. WAT. SYST.
WIDE SIDING	PINE ✓	LAUNDRY TUBS
DROP SIDING	HARDWOOD	NO PLUMBING
NO SHEATHING	TERRAZZO	TILING
WOOD SHINGLES	TILE	BATH FL. & WCOT.
ASBES. SHINGLES	ATTIC FLR. & STAIRS	TOILET FL. & WCOT.
STUCCO ON FRAME	INTERIOR FINISH	LIGHTING
STUCCO ON TILE	B 1 2 3	ELECTRIC ✓
BRICK VENEER	PINE ✓	NO LIGHTING
BRICK ON TILE	HARDWOOD	NO. OF ROOMS
SOLID BRICK	PLASTER	BSMT. 2ND
STONE VENEER	UNFINISHED	1ST 2 3RD
CONC. OR COND. BL.	METAL CLG	OCCUPANCY
TERRA COTTA	well board ✓	SINGLE FAMILY ✓
VITROLITE	RECREAT. ROOM	TWO FAMILY
PLATE GLASS	FINISHED ATTIC	APARTMENT
INSULATION	FIREPLACE	STORE
WEATHERSTRIP	HEATING	THEATRE
ROOFING	PIPELESS FURNACE	HOTEL
ASPH. SHINGLES ✓	HOT AIR FURNACE	OFFICES
WOOD SHINGLES	FORCED AIR FURN.	WAREHOUSE
ASBES. SHINGLES	STEAM	COMM. GARAGE
SLATE TILE	HOT WAT. OR VAPOR ✓	GAS STATION
METAL	NO HEATING	ECONOMIC CLASS
COMPOSITION	GAS BURNER	OVER BUILT
ROLL ROOFING	C.O. BURNER	UNDER BUILT
INSULATION	STOKER	DT. 8-3-50 AR. 3-1
		LD. 12 PD. 7 C
		MG. 12 CK. 5

COMPUTATIONS	
LNIT	1951
1000	1600
ADDITIONS: 490	
REPAIRS: -140	
BASEMENT: -100	
WALLS	
ROOF	
FLOORS	
ATTIC	
FINISH	
FIREPLACE	
HEATING: -90	
PLUMBING: -170	
TILING	
TOTAL: 1190	
FACE:	
REP. VAL: 1190	



SUMMARY OF BUILDINGS											
OCCY.	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
Dwg	A	D	?	1479	G	1191	50%	600	A	600	31
	B								B		
	C								C		
	D								D		
	E								E		
	F								F		
	G								G		

YEAR	1951
TAX VAL.	19
OLD VAL.	19
CHANGE	19

1951 TOTAL BLDGS.	
TAX VAL.	19
OLD VAL.	19
CHANGE	19

Low 350

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 2
 Parcel ID 087 Y018001
 Location 10 ELIZABETH ST
 Land Use TWO FAMILY
 Owner Address SIMICKI RONALD E & LISA G JTS
 165 ISLAND AVE
 PEAKS ISLAND ME 04106
 Book/Page 15340/314
 Legal 87-Y-18-19
 ELIZABETH ST
 PEAKS ISLAND
 10842 SF

Valuation Information

Land	Building	Total
\$33,390	\$109,520	\$141,910

Property Information

Year Built 1900	Style Cottage	Story Height 1	Sq. Ft. 606	Total Area 0.248
Bedrooms 1	Full Baths 1	Half Baths	Total Rooms 3	Finish Full Finish
				Basement Pier/slab

Outbuildings

Type	Quantity	Year Built	Area	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
02/28/2000	LAND + BLDING	\$266,000	15340-314
01/01/1996	LAND + BLDING	\$140,000	12331-093

Picture and Sketch

[Picture](#)

[Sketch](#)

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NO. _____ **STREET** Peaks Island **BLDG. NO.** _____
FILE NO. 03 **Island Ave.** **RECORD OF TAXPAYER** _____
CHART 87 **BLOCK** Y **LOT** 19

TAXPAYER ADDRESS AND DESCRIPTION

FILES MARION S
 PEAKS ISLAND
 MAINE

REAL ESTATE-PORTLAND WE ASSESSORS
 PLANS ON FILE IN ASSESSORS OFFICE
 CITY HALL PLAN 87-Y-19 ISLAND AVE
 & ELYZABETH ST PEAKS ISLAND AREA
 8097 59

RECORD OF TAXPAYER	YEAR	BOOK	PAGE	CHART	BLOCK	LOT	PROPERTY FACTORS IMPROVEMENTS
							TOPOGRAPHY LEVEL _____ WATER _____ HIGH _____ SEWER _____ LOW _____ GAS _____ ROLLING _____ ELECTRICITY _____ SWAMPY _____ ALL UTILITIES _____ STREET _____ TREND OF DISTRICT _____ PAVED _____ IMPROVING _____ SEMI-IMPROVED _____ STATIC _____ DIRT _____ DECLINING _____ SIDEWALK _____ TILLAGES _____ PASTURE _____ WOODS _____ WASTE _____

LAND VALUE COMPUTATIONS AND SUMMARY

PERCENTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 19	YEAR 18
73	7480	608	84	540	150	
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

PERCENTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 19	YEAR 18
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

ASSESSMENT RECORD	INCREASE	DECREASE
LAND	275	
BLDGS.	1275	
TOTAL	1550	
LAND	475	
BLDGS.	1525	
TOTAL	1800	

PERCENTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 19	YEAR 18
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

PERCENTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 19	YEAR 18
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

ASSESSMENT RECORD	INCREASE	DECREASE
LAND		
BLDGS.		
TOTAL		

LAND VALUE COMPUTATIONS AND SUMMARY

PERCENTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 19	YEAR 18
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

PERCENTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 19	YEAR 18
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

ASSESSMENT RECORD	INCREASE	DECREASE
LAND		
BLDGS.		
TOTAL		

PERCENTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 19	YEAR 18
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

PERCENTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 19	YEAR 18
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

ASSESSMENT RECORD	INCREASE	DECREASE
LAND		
BLDGS.		
TOTAL		

YEAR	ORIG. COST	RENTAL

YEAR	SALE PRICE	EXPENSE

YEAR	NET





CITY OF PORTLAND, MAINE

Department of Building Inspections

_____ 10/16 20 03 _____

Received from Tara Foley

Location of Work 10 Elizabeth

Cost of Construction \$ _____

Permit Fee \$ 225.00

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 017-4-018

Check #: 516

Total Collected \$ 225.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy