

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

Location of Construction: <i>15 Pessenden Street</i>		Owner: <i>Ward Hand</i>	Phone: <i>772-2407 Office 363-5115</i>	Permit No: <i>981100</i>
Owner Address: <i>15 Pessenden Street</i>		Lessee/Buyer's Name: <i>Judith Wolf</i>	Phone:	BusinessName:
Contractor Name:		Address:	Phone:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED OCT 9 1998 CITY OF PORTLAND <small>ZBL: 081100</small> </div>
Past Use: <i>Residential</i>	Proposed Use: <i>Residential</i>	COST OF WORK: \$	PERMIT FEE: \$ <i>25.00</i>	
Proposed Project Description: <i>Home occupation - massage</i> <i>copy to Judith wolf of cafe.</i>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	Zoning Approval: <i>3 D.U. 10/7/98</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
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Signature: <i>[Signature]</i>	
Permit Taken By: <i>VB</i>	Date Applied For: <i>10/7/98</i>			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..

with conditions

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: <i>10/7/98</i>	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

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CEO DISTRICT

COMMENTS

No ALTERATIONS -
CHANGE-OF USE - CONTACT FOR FINAL CD
10-21-98 Front Right Room only on Second Floor

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 113 Fessenden St (117-8-001)

Date of Issue 23 October 1998

Issued to Ward Hand

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. 981160, 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

Second Floor Apt

APPROVED OCCUPANCY

Three Family Dwelling
w/Home Occ - 2nd fl
Message Therapy

Limiting Conditions:

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: 113 Fessenden St DATE: 10/8/98

REASON FOR PERMIT: home occupation for unit

BUILDING OWNER: Ward Hand C-B-L: 117-B-1

PERMIT APPLICANT: Judith Wolf

APPROVED: with conditions DENIED: _____

#1, #7, #6

CONDITION(S) OF APPROVAL

1

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

6. Our records indicate that this property has a legal use of three units. Any change in this approved use shall require a separate permit application for review and approval.

7

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

To Whom It May Concern:

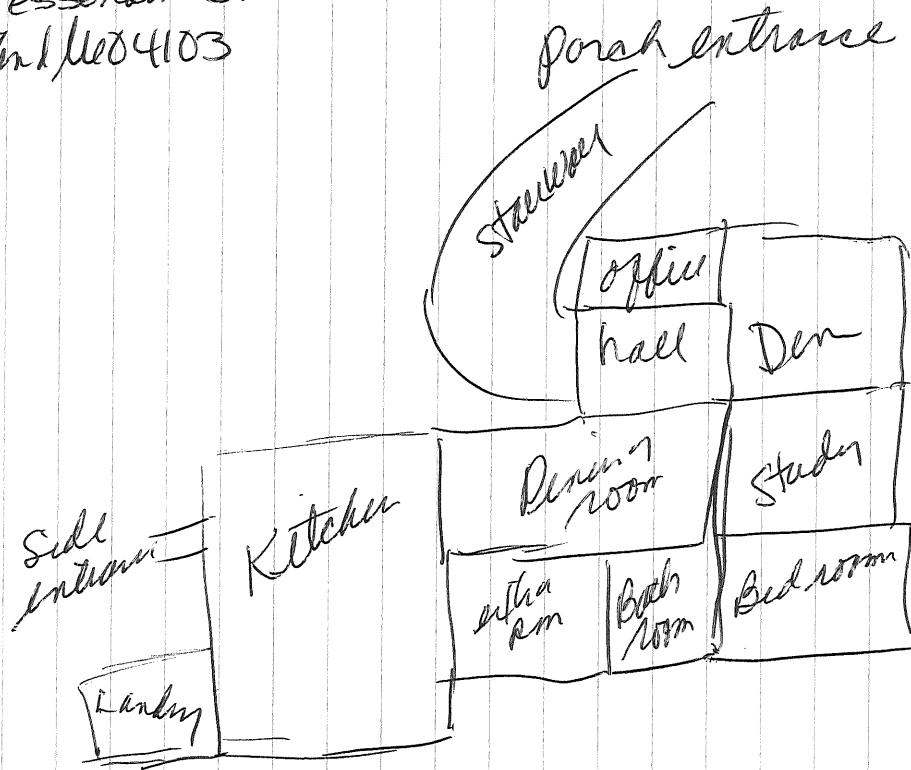
Re: Home Occupation

- a. I am a licensed massage therapist
- b. with a home office at 113 Fessenden
- c. Street in Portland. My office space
- d. is 8' x 8'. There are no address
- e. displays of any kind.
- f. Record storage is at Str N Rd in
- g. Westpark.
- h. There are no signs.
- i. No alterations were made.
- j. I see no more than five clients
- k. per day. Usually 30 min between.
- l. There is room for parking in the
- m. driveway.
- n. There are no offensive odors, noise etc.
- o. I am the only therapist working out of
- p. this office.
- q. I would guess that five autos per
- r. day on this street is within normal
- s. limits.
- t. No vehicles used.

Enclosed please find 1 letter from my
landlord, Ward Bond and 1
sketch of apt & office.

Sincerely
John Wiley

Judith Wolf
113 Fessenden St
Boston, MA 04103



Office 8' x 8'
Kitchen 12 x 14
Study 12 x 14
Den 12 x 13
Bedroom 11 x 12
+
1 storage closet
1 laundry
1 Bathroom

From: WARD HAND
OWNER OF 113 Fessenden ST, Portland, ME.

To: Whom it May Concern

I am the owner of a 3 unit apartment building located at 113 Fessenden st, Portland, ME. Judy Wolf is the tenant occupying the 2nd floor apartment. Judy has an office on the second floor which she uses for message therapy. I am aware of her office and have given my consent for her to use the space as an office.

Should you need more information you can contact me at: 113 fessenden st or
by phone: 207-863-5116

Ward Hand

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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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 (include Portion of Building): <i>113 Fessenden St Portland ME 04103</i>			
Total Square Footage of Proposed Structure <i>N/A</i>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>117</i> Block# <i>B</i> Lot# <i>001</i>		Owner: <i>WARD HAND</i>	Telephone#: <i>A. 777-2107</i> <i>O. 363-5116</i>
Owner's Address: <i>113 Fessenden St Portland Me 04103</i>		Lessee/Buyer's Name (If Applicable) <i>Judith Wolf</i>	Cost Of Work: <i>\$ N/A</i> Fee <i>\$25</i>
Proposed Project Description: (Please be as specific as possible) <i>Home occupation - Massage Therapist</i>			
Contractor's Name, Address & Telephone <i>N/A</i>			Rec'd By
Current Use: <i>residential Multi Fam</i>		Proposed Use: <i>same w/ Home Occ.</i>	

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, Ventillation 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/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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: <i>Judith Wolf</i>	Date: <i>10/19/98</i>
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



117-B-1

Left message

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LICENSE INSPECTION SLIP

APPLICANT(S) _____

BUSINESS NAME JUDITH WOLF

ADDRESS 113 Fessenden St

PHONE 772-0002

TYPE OF LICENSE(S) Massage

CLERK'S OFFICE USE ONLY

NEW _____ RENEWAL

CHANGE OF OWNERSHIP _____

DATE ISSUED 9-28-98

DATE OF APPLICATION:

(WHITE-Clerk, YELLOW-Inspections, PINK-Fire)

ZONING:

APPROVED ^{with condition permit} DENIED

ZONE R-5

9/28/98
DATE

Megan Schmuckel
SIGNATURE OF ZONING ENFORCEMENT OFFICIAL

COMMENTS:

CEO - be sure Home Occ. permit is applied for (info sent)

INSPECTION SERVICES:

APPROVED DENIED

DATE

SIGNATURE OF INSPECTOR

DATE

SIGNATURE OF CHIEF OR ASST. CHIEF OF INSPECTION

COMMENTS:

FIRE PREVENTION BUREAU:

APPROVED DENIED

DATE

SIGNATURE OF FIRE PREVENTION OFFICER

COMMENTS: