

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 090629

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that HUNGERFORD ANDRE J/Bruce B. Buck  
has permission to Change of use from single family home to single family home with home occupation (Law Office) Replacing stairs that lead from the living area to the upper level  
AT 14 MASON ST CB 122 D018001

provided that the person or persons, firm or corporation accounting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is altered or otherwise changed-in. 24 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

JUL 1 2009

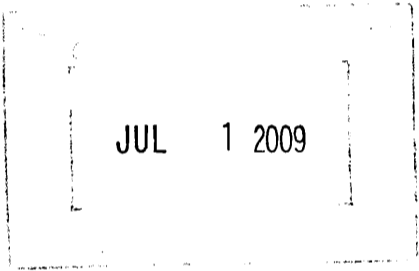
*Thomas H. Marikyan* 6/29/09  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 09-0629		Issue Date:		CBL: 122 D018001			
Location of Construction: 14 MASON ST		Owner Name: HUNGERFORD ANDRE J		Owner Address: 14 MASON ST		Phone:	
Business Name:		Contractor Name: Bryan B. Buck		Contractor Address: 165 West Alna Wiscasset		Phone 2075040714	
Lessee/Buyer's Name		Phone:		Permit Type: Change of Use Home Occupation			Zone: R-5
Past Use: Single Family Home		Proposed Use: Single Family Home - Change of use from single family Home to Single Family Home w/ Home Occupation Law Office Replacing stairs that lead from the living area to the upstairs office area		Permit Fee: \$285.00		Cost of Work: \$6,000.00	CEO District: 3
Proposed Project Description: Change of use from single family Home to Single Family Home w/ Home Occupation (Law Office) Replacing stairs that lead from the living area to the upstairs office area		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB IRC 2003			
		Signature:		Signature: Jm 6/29/09			
		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: Ldobson		Date Applied For: 06/6/2009		Zoning Approval			

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  Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 6/18/09	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 Date: 6/18/09	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: 9
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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: <b>14 Mason Street, Portland, Maine 04103</b>		
Total Square Footage of Proposed Structure/Area <b>n/a</b>		Square Footage of Lot <b>5500</b>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <b>122-D-18</b>	Applicant <b>*must be owner, Lessee or Buyer*</b> Name <b>Andre J. Hungerford</b> Address <b>14 Mason Street</b> City, State & Zip <b>Portland, ME 04103</b>	Telephone: <b>207-221-5112</b>
Lessee/DBA (If Applicable)  <b>n/a</b>	Owner (if different from Applicant) Name <b>n/a</b> Address City, State & Zip	Cost Of Work: \$ <b>6,000.00</b>  C of O Fee: \$ <b>75.00</b>  Total Fee: \$ <b>285.00</b>
Current legal use (i.e. single family) <b>Single family.</b> If vacant, what was the previous use? _____ Proposed Specific use: <b>Home Law Office</b> Is property part of a subdivision? <b>No</b> If yes, please name _____ Project description: <b>Replacing stairs that lead from the living area to the upstairs office area.</b>		
Contractor's name: <b>Bryan B. Buck</b> Address: <b>165 West Alna Road</b> City, State & Zip <b>Wiscasset Maine, 04578</b> Telephone: <b>207-882-8041</b> Who should we contact when the permit is ready: <b>Bryan B. Buck</b> Telephone: <b>207-504-0714</b> Mailing address: <b>same as above</b>		

**Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division 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: <u>Andre J. Hungerford</u>	Date: June 12, 2009
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**This is not a permit; you may not commence ANY work until the permit is issued**

07/12/09

City of Portland, Maine - Building or Use Permit

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

Permit No:  
09-0629

Date Applied For:  
06/16/2009

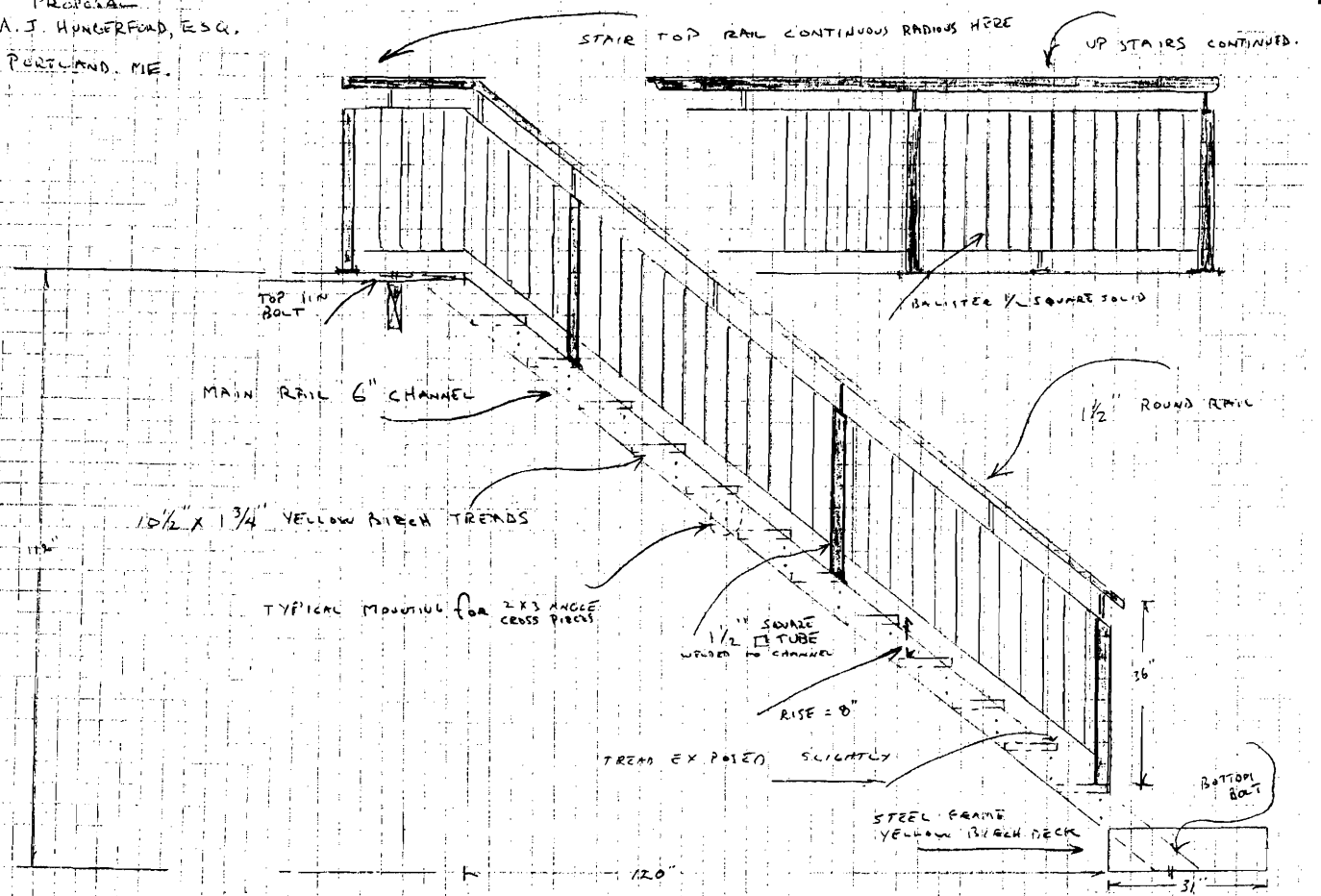
CBL:  
122 D018001

Location of Construction: 14 MASON ST	Owner Name: HUNGERFORD ANDRE J	Owner Address: 14 MASON ST	Phone:
Business Name:	Contractor Name: Bryan B. Buck	Contractor Address: 165 West Alna Wiscasset	Phone (207) 504-0714
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use Home Occupation	
Proposed Use: Single Family Home - Change of use from single family Home to Single Family Home w/ Home Occupation Law Office Replacing stairs that lead from the living area to the upstairs office area		Proposed Project Description: Change of use from single family Home to Single Family Home w/ Home Occupation (Law Office) Replacing stairs that lead from the living area to the upstairs office area	
<div><div>Dept: Zoning</div><div>Status: Approved with Conditions</div><div>Reviewer: Marge Schmuckal</div><div>Approval Date: 06/18/2009</div><div>Note:</div><div>Ok to Issue: <input checked="" type="checkbox"/></div><div>1) During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.</div><div>2) Separate permits shall be required for future decks, sheds, pools, and/or garages.</div><div>3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.</div><div>4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</div><div>5) Separate permits shall be required for any new signage under the guidelines of the home occupation guidelines.</div><div>6) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</div></div>			
<div><div>Dept: Building</div><div>Status: Approved with Conditions</div><div>Reviewer: Tom Markley</div><div>Approval Date: 06/29/2009</div><div>Note:</div><div>Ok to Issue: <input checked="" type="checkbox"/></div><div>1) Separate Permits shall be required for any new signage.</div><div>2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</div></div>			

Comments:

6/18/2009-mes: The applicant came in and "explained" the figures shown on the plan - It meets the home occupation guidelines.

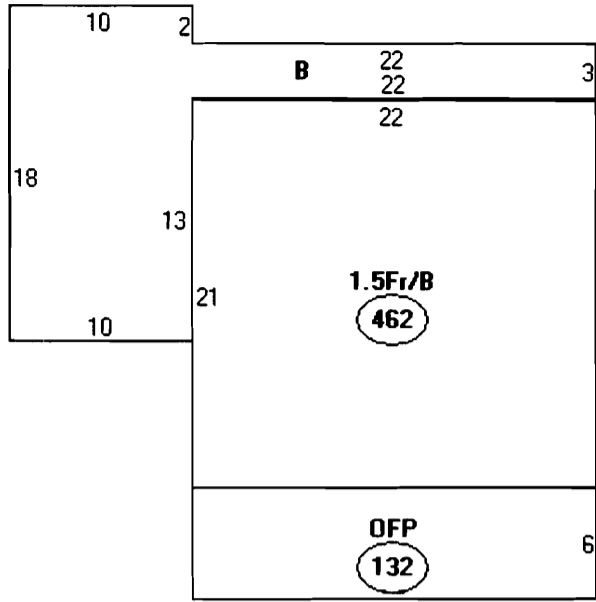
PROPOSED  
FOR A.J. HUNGERFORD, ESQ.  
PORTLAND, ME.



SCALE:  $\frac{1}{4}'' = 4''$

BRYAN BUCK JAN 14-09

BRYBUCK@CWI.NET



Descriptor/Area

A: 1.5Fr/B  
462 sqft  
B: 1Fr/B  
246 sqft  
C: OFP  
132 sqft

462  
246  
132

840  
553.41

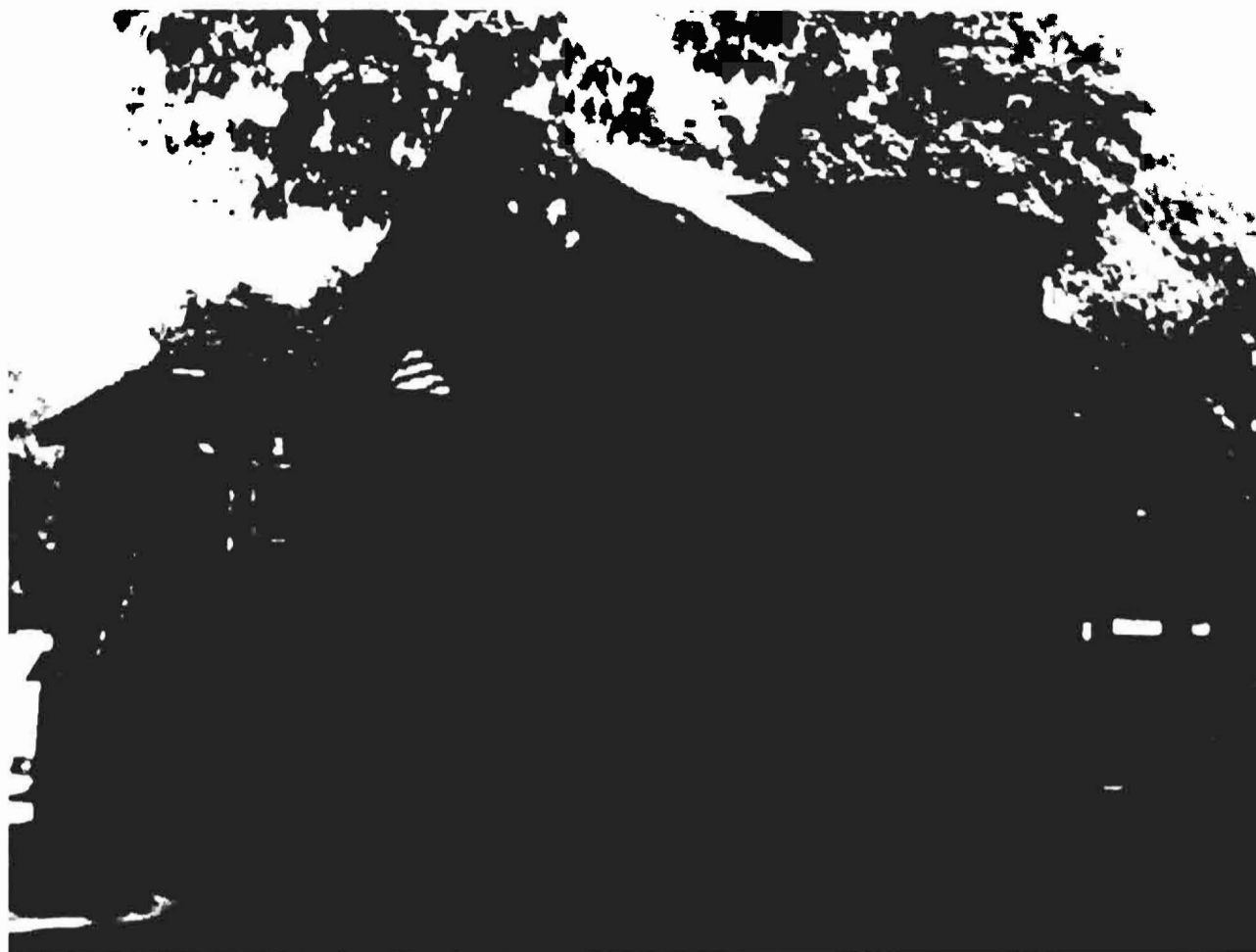
1393.41  
54.00  
total house

1447.41

303.75  
108.00  
42.64  
29.72  
37.30  
32.00

553.41 up stairs per plane

1447.41 X 25% = 361.85  
max





A.J. HUNGERFORD  
*Attorney: Maine & Massachusetts*

P.O. Box 7584  
Portland, Maine 04112-7584

207-221-5112 voice  
207-409-4843 cell  
[aj@hungerfordlegal.com](mailto:aj@hungerfordlegal.com)

[www.hungerfordlegal.com](http://www.hungerfordlegal.com)

**Via Hand Delivery**

June 16, 2009

Ms. Marge Schmuckal  
Zoning Administrator  
Department of Urban Development  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Dear Ms. Schmuckal:

I am requesting a permit to allow me the use of my residence at 14 Mason Street for a home occupation. I intend to work there as an attorney, an acceptable home occupation listed under item (2) of Section 14-410 of the Portland Zoning Ordinance. For the most part I will be doing legal research on a computer and communicating with clients over the telephone, via email, and by video conferencing. On occasion a client, usually a business owner, will stop by to meet me to discuss a legal matter. Most of my client meetings will take place at the client's office, at court, or at the Cumberland Club in downtown Portland.

The following is an explanation of how my home occupation meets the criteria listed under item (1) of the above ordinance.

1. My home occupation will occupy approximately 275 square feet (circa 25%) 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 is minimal and included in the 275 square feet of floor space mentioned above.
4. I will affix one non-illuminated sign, not exceeding a total area of two square feet, to the front of the house, which will not project more than one foot beyond the building.
5. No exterior alterations to the residence are necessary.

Needs  
separate  
permit

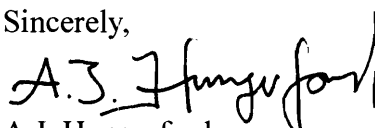
6. Any need for parking generated by the conduct of the above mentioned home occupation shall be met off the street and other than in a required front yard.
7. No objectionable effects will result from my home occupation.
8. One employee will assist me with my legal work.
9. Because I will only occasionally be meeting clients at my residence, no traffic will be generated by my home occupation in greater volumes than would normally be expected in a residential neighborhood.
10. No vehicles even nearing a gross vehicle weight of 6,000 pounds are necessary for my home occupation

As you can see, my home occupation is a secondary and incidental use of my residence. The external activity level and impact is negligible and in keeping with the residential character of the neighborhood.

Attached you will find a copy of a floor plans showing my entire dwelling and area of the home occupation space.

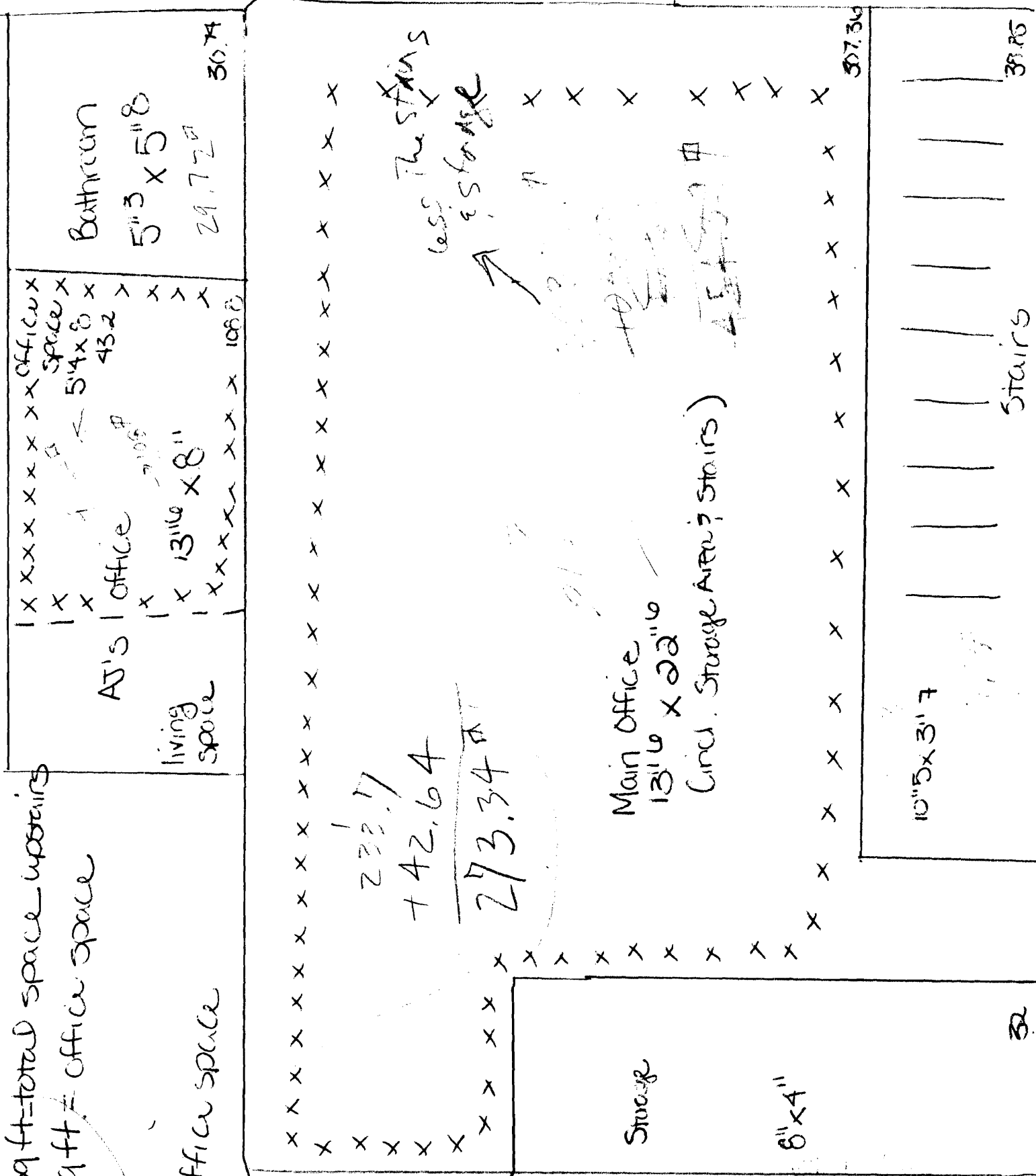
Please contact me with any questions. Thank you for your assistance in this matter.

Sincerely,

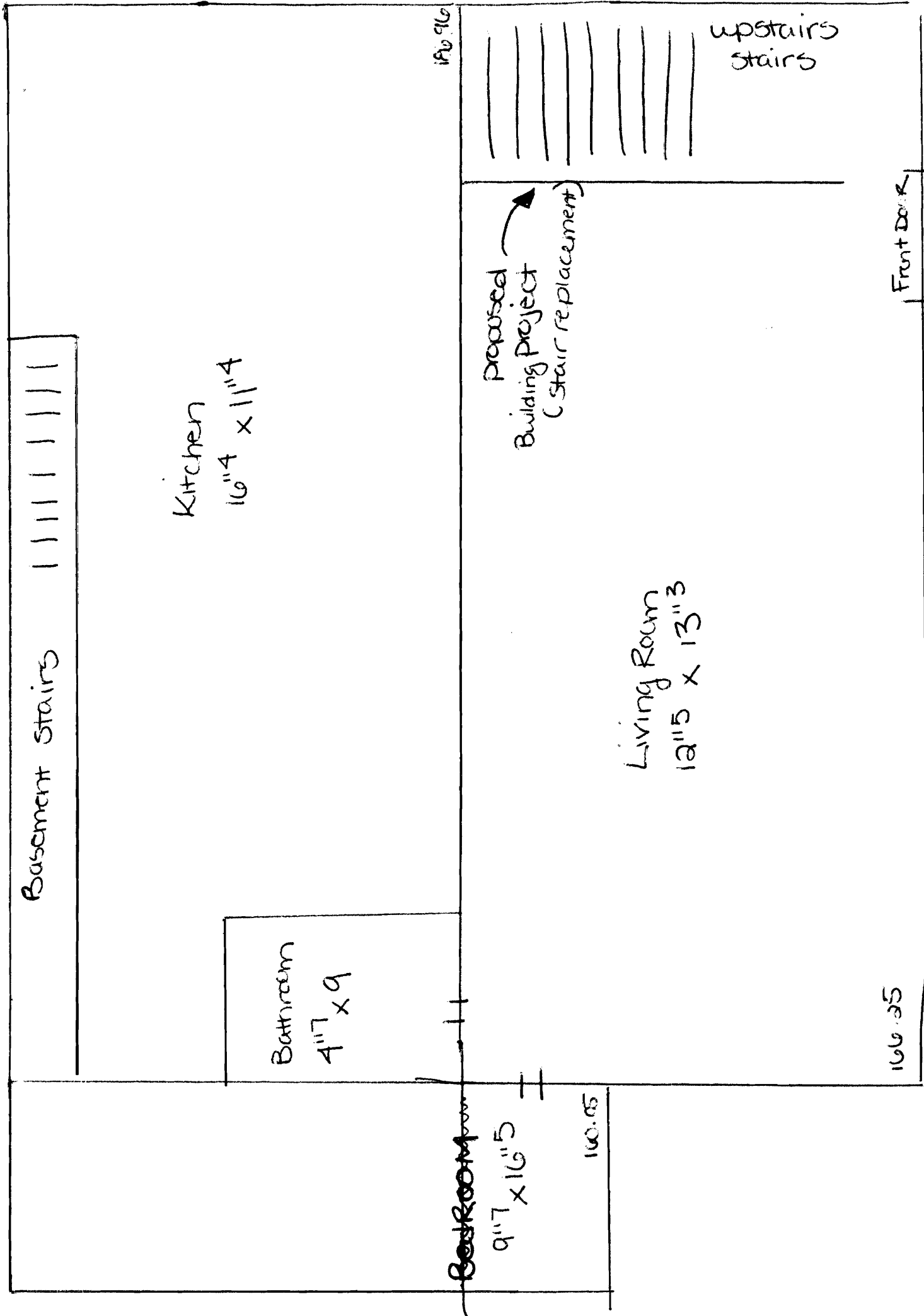
  
A.J. Hungerford

UPSTAIRS

446 sq ft = total space upstairs  
275 sq ft = office space

$$X^T X = \text{off}_{1 \times 2} \text{space}$$


See other side



**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**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.**

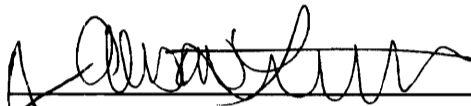
**A Pre-construction Meeting will take place upon receipt of your building permit.**

  X   **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**

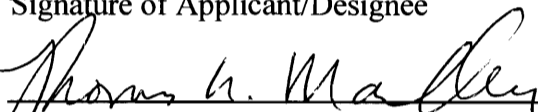
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**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

7/11/09  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

6/29/09  
\_\_\_\_\_  
Date