



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 57 REVERE ST apartment#1 CBL 124 J009001

Issued to Turner Lloyd H Jr &

Date of Issue 11/02/2009

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. 09-1039, 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

Entire

APPROVED OCCUPANCY

3 Residential Units with Home Occupation in Unit #1
Use Group R2
Construction Type 5B

Limiting Conditions:

This is a change of use only permit and is not intended to certify building code compliance.

This certificate supersedes certificate issued

Approved:

11-02-09 *Suzanne Hunt*

(Date) Inspector

[Signature]

Inspector of Buildings

CAPT. R. *Gauthier*
11/4/09

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.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

PERMIT

Permit Number: 091039

PERMIT ISSUED

This is to certify that TURNER LLOYD H JR & JACQUELINE TURNER TRUSTEES

has permission to Change of use to 3 units to 3 units with Home Occupation in Un

AT 57 REVERE ST apartment#1 City of Portland 124 J009001 **OCT 20 2009**

provided that the person or persons, firm or corporation accepting 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 lath or other work is used-in. 24 HOUR 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. CAPT. R. Santora

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature]
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: 09-1039	Issue Date:	CBL: 124 J009001
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Location of Construction: 57 REVERE ST apartment#1	Owner Name: TURNER LLOYD H JR & JACQU	Owner Address: PO BOX 2767	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use Home Occupation	Zone: R-5

Past Use: Residential - 3 unit	Proposed Use: Residential - 3 unit - Change of use to 3 units to 3 units with Home Occupation in Unit#1 (theap, st) legals - 3 dv.	Permit Fee: \$225.00	Cost of Work: \$150.00	CEO District: 3
Proposed Project Description: Change of use to 3 units to 3 units with Home Occupation in Unit#1		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 2-2 Type: SB
		* See Condition		ZBC 2003
		Signature: (KG)	Signature: [Signature]	
		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: 09/21/2009	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
OK w/ conditions Date: 9/25/09 ABM	Date: _____	Date: [Signature]

PERMIT ISSUED

OCT 20 2009

City of Portland

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

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.**
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

10/21/09
Date


Signature of Inspections Official

10.21.09
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1039	Date Applied For: 09/21/2009	CBL: 124 J009001
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Location of Construction: 57 REVERE ST apartment#1	Owner Name: TURNER LLOYD H JR & JACQU	Owner Address: PO BOX 2767	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use Home Occupation	

Proposed Use: Residential - 3 unit - Change of use to 3 units to 3 units with Home Occupation in Unit#1 - therapist	Proposed Project Description: Change of use to 3 units to 3 units with Home Occupation in Unit#1 - therapist
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 09/25/2009

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 three family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 10/22/2009

Note: **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 10/07/2009

Note: **Ok to Issue:**

- 1) The entire structure shall comply with NFPA 101 "Existing Apartments"
Compliance shall be insured prior to the issuance of a Certificate of Occupancy.



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>57 Revere Street #1</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>1' x 64' =</u>
Tax Assessor's Chart, Block & Lot Chart# <u>24</u> Block# <u>J</u> Lot# <u>9</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Teresa Valliere</u> Address <u>57 Revere St. #1</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>207.233.9276</u> cell <u>207.773.2925</u> home
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name ^(Held) <u>Jack Turner</u> Address <u>P.O. 2767, Lushing Island</u> City, State & Zip <u>South Portland ME 04106</u>	Cost Of Work: \$ <u>1500</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>225</u>
Current legal use (i.e. single family) <u>3 family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>home occupation first floor unit</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>no alterations necessary</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Teresa Valliere</u> Telephone: <u>207.233-9276</u> Mailing address: <u>57 Revere St. #1, Portland</u>		

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, 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: [Signature] Date: 09/18/09

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

57 Revere Street, #1
Portland, ME 04103
September 18, 2009

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

Dear Ms. Schmuckal:

I am requesting a permit to allow me the use of my residence at 57 Revere Street Apartment 1 for a home occupation. I intend to serve as a mental health therapist/counselor, providing individual, couples counseling services to adults. I will also work as a consultant to develop continuing education presentations, write articles and provide internet and phone based consultations. In effect my work will be meeting with people in my office, working on the phone or the computer, an acceptable home occupation listed under item (2) section 14-410 of the Portland Zoning ordinance. The following is an explanation of how my home occupation meets the criteria listed under item (1) of the same.

1. My home occupation will occupy 162 square feet, approximately 17 % of total living space
2. No goods will be stored, displayed or visible from outside the residence
3. Storage of material necessary to the home occupation will be contained in the office area listed above
4. There will be no exterior signage related to my home occupation
5. No exterior alterations are necessary
6. There is ample parking on the lot with spaces for 6 vehicles plus one in the garage. My clients will usually arrive in a single vehicle and park in the driveway.
7. I will not have any employees
8. There is no production of goods, so there will be no impact on neighbors such as sound or odors
9. There will be no impact on traffic volume in the neighborhood
10. No vehicle is necessary to perform this home occupation

As you can see, my home occupation is 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 plan showing my entire dwelling and area of the home occupation space, as well as a letter from the owner of the building granting permission to conduct a home occupation on the premises. Thank you for your assistance in this matter.

Sincerely,



Teresa Valliere, LCSW, LADC, CCS

Cell) 207.233.9276 Home) 207.773.2925

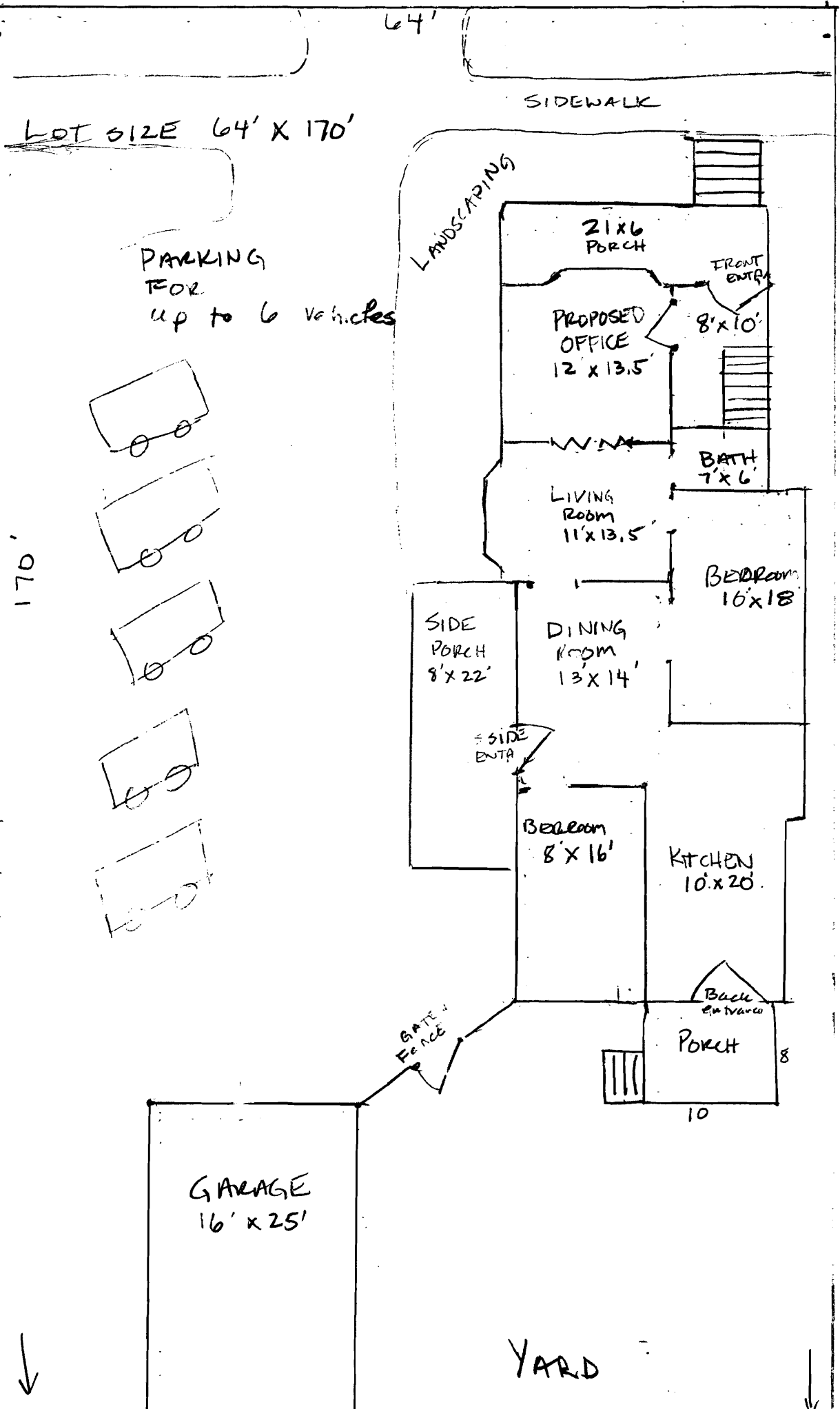
57 REVENUE STREET
PORTLAND

HOME OCCUPATION
APPLICATION

09/18/09

TOTAL LIVING AREA = 1042 SQ FT
OFFICE = 177 SQ FT
= 17%

Property Line



Cushing Island
PO Box 2767
South Portland, ME 04116
September 18, 2009

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

Dear Ms. Schmuckal:

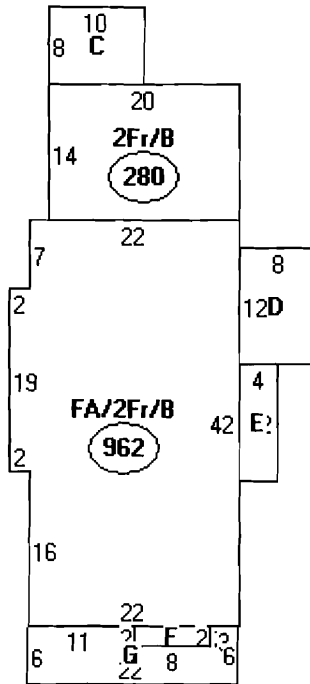
This letter is to confirm that I have granted my tenant, Teresa Valliere, permission to use her residence at 57 Revere Street Apartment 1 for a home occupation.

I am aware of the criteria for zoning for a home occupation and am confident that the arrangements meet the regulations. Her home employment is secondary and incidental use of her residence and the external activity level and impact is negligible and in keeping with the residential character of the neighborhood.

Thank you,



Lloyd Turner
Owner, 57 Revere Street



Descriptor/Area

- A: FA/2Fr/B
962 sqft
- B: 2Fr/B
280 sqft
- C: wD
80 sqft
- D: DP/wD
96 sqft
- E: 2FBAY/B
48 sqft
- F: FBAY
16 sqft
- G: OFP
116 sqft

11-27-09

Call B Wallace re NEPA 101. He said Capt Cass
was at this site 1 month ago & showed no
violations. - Inspected for H.O./OK 5/14