

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 10-0712	Issue Date:	CBL: 129 F008001
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Location of Construction: 15 Hersey St	Owner Name: Hang Sophy &	Owner Address: 15 Hersey St	Phone: 207-774-7909
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Tenant/Buyer's Name	Phone:	Permit Type: Change of Use Home Occupation	Zone: R3

Part Use: Single Family	Proposed Use: Change of Use / From single family to single family with home occupation, converting 304 square feet of existing space into a home salon.	Permit Fee: \$225.00	Cost of Work: \$0.00	CEO District: 4
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Proposed Project Description:  
From single family to single family with home occupation, converting 304 square feet of existing space into a home salon.

FIRE DEPT:  Approved  Denied  
 INSPECTION: Use Group: R-3 Typ: SB  
 Signature: [Signature] Date: [Date]  
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
 Action:  Approved  Approved w/Conditions  Denied  
 Signature: [Signature] Date: [Date]

Permit Taken By: gg	Date Applied For: 06/17/2010	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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.</p> <p><b>PERMIT ISSUED</b></p> <p>JUN 24 2010</p> <p>City of Portland</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 6/17/10 [Signature]</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: [Date]</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: [Date]</p>
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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

08/02/10 Final. okay

GFE & plumbing permit required. JGR

Plumbing Permit # 20105232

CITY OF PORTLAND, MAINE

Department of Building Inspection

# Certificate of Occupancy

CBL 129 F006001

LOCATION 13 Henry St

Date of Issue 08/16/2010

Issued to Hans Sjöberg &/h

This is to certify that the building, premises, or part thereof, at the above location, built - altered - changed up to and under Building Permit No. 10-071 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, in accordance with the conditions, as indicated below.

PORTLAND DEPARTMENT OF BUILDING & PERMITS

Entire

APPROVED OCCUPANCY

Single Family Residential with Home Occupations (Single)

User Group: R-3

Type: 5B

IRC, 2003

Issued on 8/16/10

By: [Signature]

Inspector

8/16/10  
(Date)

Inspector

[Signature] for Perry City  
Inspector of Buildings

Notes: This certificate is valid only for the building, premises, and use specified in the certificate. It does not constitute a warranty of any kind, and it is not a contract. The certificate is subject to the provisions of the City of Portland Building Code.

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, if Any,  
Attached

BUILDING PERMIT

Permit Number: 100712

This is to certify that Hang Sophy &/n/a  
has permission to From single family to single family with home occupation conversion of 304 square feet of existing space into a home occupation  
AT 15 Hersey St CB# 129 P008001

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 altered or otherwise changed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**PERMIT ISSUED**

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

JUN 24 2010  
*[Signature]*  
City of Portland  
Director, Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

SCANNED



**CITY OF PORTLAND, MAINE**  
 Department of Building Inspection

**Original Receipt**

June 11, 2010

Received from Mr. & Mrs. [unclear]

Location of Work 15 [unclear] St.

Contractor \$ Building Fee: 150.00

Permit Fee \$ Site Fee:

Certificate of Occupancy Fee: 15.00

Total: 225.00

Building (11)  Plumbing (15)  Electrical (12)  Site Plan (12)

Other

City - 125.00

Check # B 11614 Total Collected 225.00

**No work is to be started until permit issued.  
 Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
 YELLOW - Office Copy  
 PINK - Permit Copy

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 10-0712	Date Applied For: 06/17/2010	CBI: 129 F008001
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Location of Construction: 15 Hersey St	Owner Name: Hang Sophy &	Owner Address: 15 Hersey St	Phone: 207-774-7909
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use Home Occupation	

Proposed Use: Change of Use / From single family to single family with home occupation, converting 304 square feet of existing space into a home salon.	Proposed Project Description: From single family to single family with home occupation, converting 304 square feet of existing space into a home salon.
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Ann Machado      Approval Date: 06/18/2010

Note: Permit #941293 converted garage to dining area.      Ok to Issue: ✓

- 1) With the issuance of this permit and the certificate of occupancy, this property shall remain a single family dwelling with a salon as a home occupation.. Any change of use shall require a separate permit application for review and approval.
- 2) During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
- 3) Separate permits shall be required for any new signage.

Dept: Building      Status: Approved with Conditions      Reviewer: Tammy Munson      Approval Date: 06/24/2010

Note:      Ok to Issue: ✓

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 2) Separate Permits shall be required for any new signage.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**PERMIT ISSUED**

JUN 24 2010

City of Portland

## **BUILDING PERMIT INSPECTION PROCEDURES**

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

**or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

  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.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

**PERMIT ISSUED**

**JUN 24 2010**





June 16, 2010

Ms. Marge Schmuckal  
Zoning Administrator  
Department of Planning and 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 15 Hersey Street for a home occupation. I intend to make my home occupation a Salon, offering services such as "manicure, pedicure, facials, and body wax. The following is an explanation of how my home occupation meets the criteria listed under Item (1) of the same.

- 17.38% 1744 from 2644 sq. ft.
- My home occupation will occupy approximately 304 square feet ( ) of floor area of the residence.
  - No goods will be stored or be visible from outside the residence.
  - Storage of the material necessary to perform my occupation is minimal and included in the 304 square feet of floor mentioned above.
  - There will be no external signage related to my home occupation.
  - No exterior alterations to the residence are necessary.
  - Since I will be meeting clients at my home, the amount of parking I currently have (up to 2 cars on driveway) and off street parking, no additional parking is necessary.
  - No objectionable effects will result from my home occupation.
  - I will not require the services of any employees.
  - My home occupation is limited to one client at a time, no additional traffic will be generated by my services.
  - No vehicles even nearing a gross vehicle weight 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 level and impact is negligible and in keeping with the residential character of the neighborhood.

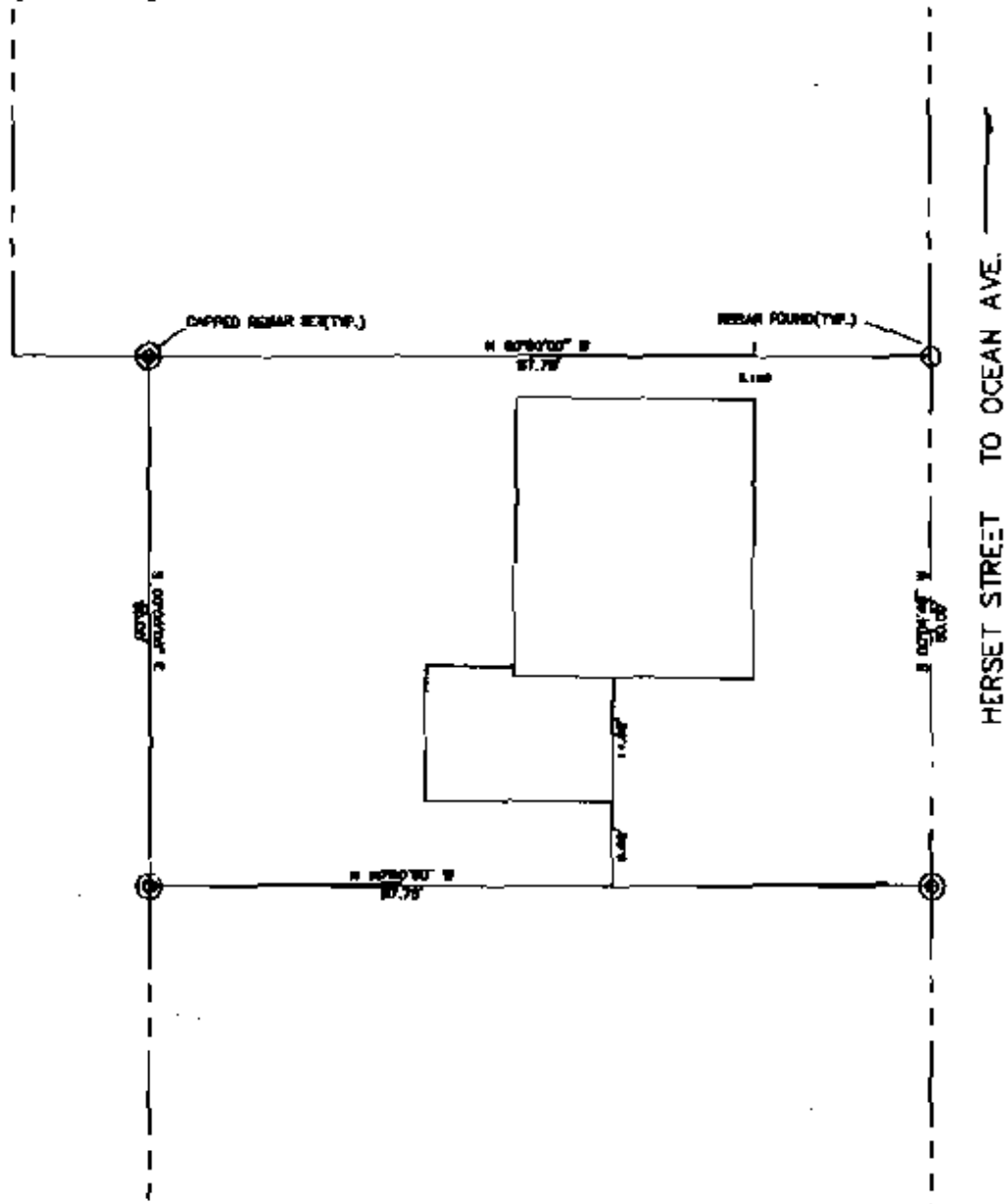
Attachment you will find a copy of a floor plan showing my entire dwelling and area of the home occupation space, as well as a letter from the owner of the building granting permission to conduct a home occupation on the premises. Thank you for your assistance in this matter.

Truly,

*Sophy Hang*

Sophy Hang  
15 Hersey Street  
Portland, Maine 04103  
207-774-7909 h  
207-939-4612 c  
888 274 8999

SKETCH PLAN SHOWING PROPERTY CORNERS SET AND RECOVERED OF 15 HERSEY STREET  
 PORTLAND, MAINE  
 PREPARED FOR MONY HANG DESCRIBED IN DEED BOOK 13818, PAGE 128 IN THE CUMBERLAND  
 COUNTY REGISTRY OF DEEDS.



HERSET STREET TO OCEAN AVE.

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

OCEAN PARK LAND SURVEYING LLC  
 P.O. BOX 7285 OCEAN PARK, ME 04063  
 207-749-9471 OCEANP@MELLCOCELU.COM



ROBERT T. GREENMAN P.L.S., #2303

DATE: OCTOBER 31, 2008

Assessor's Office | 2nd Congress Street | Portland, Maine 04101 | Hours: 9:15 | (207) 674-8486

City Name Department City Council 2-Service Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Click the blue search button at the bottom of the screen to submit a new query.

**Current Owner Information:**

<b>Services</b>	CBL	129 F008001
<b>Applications</b>	Land Use Type	SINGLE FAMILY
<b> zoning boundaries</b>	Property Location	15 HERSHEY ST
<b> Maps</b>	Owner Information	MARG SCHEWY & MORTY R KEITH JES 15 HERSHEY ST PORTLAND ME 04103
<b> Tax Rollout</b>	Block and Page	1701A/129
<b> Fee Roll</b>	Legal Description	129-4-B HERSEY ST 13-12
<b> Q &amp; A</b>	Tax Rollout	5265 56
	Area	0.121

**Current Assessed Valuation:**

<b>Assessed City</b>	TAX ACCT NO.	18772	OFFICE OF RECORDS AND APPELL JURY
<b>Assessed State</b>	LAND VALUE	696,100.00	MARG SCHEWY & MORTY R KEITH JES
<b>Assessed Fed</b>	BUILDING VALUE	\$167,200.00	15 HERSHEY ST PORTLAND ME 04103
	MARKET LAND COMPENSATION	(\$12,336.00)	
	NET TAXABLE - REAL ESTATE	\$225,050.00	
	Tax Payment	\$3,992.40	

Any information concerning the information should be directed to the Treasury office at 674-8486 or 6-4443.



Best viewed at 1024x768, with Java and Cookies

**Building Information:**

Page 1 of 1

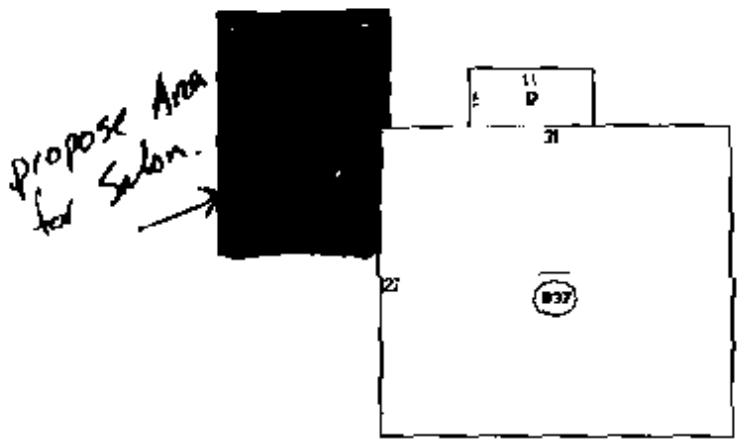
Year Built	1949	
Style/Structure Type	CAPE	
# Stories	1.5	
Bedrooms	4	
Full Baths	2	
Total Rooms	7	
Attic	NONE	
Roofing	FULL	
Square Feet	1749	
Year Added	Year Built	Year Placed



**Sales Information:**

Sale Date	Type	Price	Block/Page
5/3/1998	LAND + BUILDING	60.00	1701A/129
4/22/1997	LAND + BUILDING	60.00	1701A/129
7/6/1986	LAND + BUILDING	\$107,000.00	12206/998





- Dimensions
- A: 11' x 11'
  - B: 11' x 11'
  - C: 11' x 11'
  - D: 11' x 11'
  - E: 11' x 11'
  - F: 11' x 11'
  - G: 11' x 11'
  - H: 11' x 11'
  - I: 11' x 11'
  - J: 11' x 11'
  - K: 11' x 11'
  - L: 11' x 11'
  - M: 11' x 11'
  - N: 11' x 11'
  - O: 11' x 11'
  - P: 11' x 11'
  - Q: 11' x 11'
  - R: 11' x 11'
  - S: 11' x 11'
  - T: 11' x 11'
  - U: 11' x 11'
  - V: 11' x 11'
  - W: 11' x 11'
  - X: 11' x 11'
  - Y: 11' x 11'
  - Z: 11' x 11'

GISER's square footage - 1749

$$\frac{304}{1749} = 17.38\%$$