

PERMIT ISSUED

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

Permit No: 01-1455	Issue Date: DEC 10 2001	CBL: 130 E011001
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Location of Construction: 36 Nevens St	Owner Name: MacPherson / Brazier	Owner Address: CITY OF PORTLAND 207-571-1381	Phone:
Business Name: n/a	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Dwellings	Zone: R-5

Past Use: Single Family	Proposed Use: Single Family / Daycare, approved by ZBA 11/25/01 "Conditional Use"	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 3
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Proposed Project Description: Home Daycare <i>for up to 12 children</i>	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>5B</i> <i>BOUA 1999</i>
	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

Permit Taken By: gg	Date Applied For: 11/26/2001	Zoning Approval
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<ol style="list-style-type: none"> 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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Other	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <i>by ZBA on 11/15/01</i> <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: <i>OK 11/29/01</i>	Date: <i>[Signature]</i>	Date: <i>[Signature]</i>

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

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.

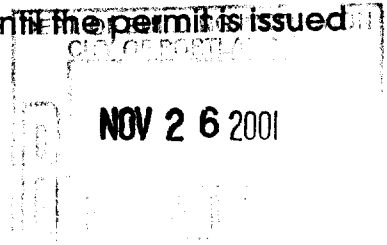
Location/Address of Construction: <u>36 Nevens Street Portland ME 04103</u>		
Total Square Footage of Proposed Structure <u>NIA</u> →	Square Footage of Lot <u>Lot Size (ACR) 0.26</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>TAXMAP 130 E #011</u>	Owner: <u>Debbie MacPherson / John MacPherson Brazier</u>	Telephone: <u>671-2381</u>
Lessee/Buyer's Name (If Applicable) <u>Clara Allen</u>	Applicant name, address & telephone: <u>Clara Allen 36 NEVENS ST PORTLAND ME 04103 207-774-5532.</u>	Cost Of <u>Change of use</u> Work: \$ Fee: \$ <u>30-</u>
Current use: <u>home- S/F</u>		
If the location is currently vacant, what was prior use: <u>NIA</u>		
Approximately how long has it been vacant: <u>NIA</u>		
Proposed use: <u>home daycare for up to 12 children.</u>		
Project description: <u>Adding daycare, approved by ZBA 11/25/01 Change of use</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>NIA</u> "conditional use"		
Mailing address: <u>Clara Allen 36 Nevens St Portland ME 04103 207-774-5532.</u> Phone: <u>207-774-5532.</u>		

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 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: <u>Clara Allen</u>	Date: <u>NOV 25-01</u>
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This is not a permit, you may not commence ANY work until the permit is issued



11/26/01
Gary

Application ID Number: 1-1455

Department: Zoning

Status: Approved with Conditions

Applicant: Marge Schmuckal

Comments: 36 Nevens St.
Day Care for up to 12 children

Approval Date: 11/29/2001

Issue Date: 11/28/2001

OK to Issue Permit

Name: Marge Schmuckal

Date: 11/29/2001

Time: [Redacted]

Conditions Section:

During its existence, all aspects of the Home Occupations criteria, Section 13-410, shall be maintained.

Separate permits shall be required for any new signage, using the Home Occupations criteria.

Issue Date: 11/28/2001

By: gg

Update Date: 11/29/2001

By: mes

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, November 15, 2001 at 7:00 p.m. on the second floor in Room 209 at the Portland City Hall 389 Congress Street, Portland, Maine to hear the following appeals:

1. Unfinished Business:

A. Conditional Use Appeal

Spring Street West of 288 State Street, Tax Map #048, Block #C, Lot #008 in the R6 Zone is seeking a Conditional Use Appeal under section 14-137 (C) 5. The applicant is requesting to add 6 parking spaces to accommodate the parking requirements for site plan/change of use proposal at the Planning Board level. The requested parking would be for residents at 104-114 Grant Street, provided it is approved at the Planning Board level from a warehouse/salvage operation to 4 studio apartments. William Nemmers will be representing the applicant.

B. Tabled Conditional Use Appeal

Clara Allen of 36 Nevens Street, Tax Map #130, Block E, Lot #011 in the R-5 Zone is requesting a Conditional Use Appeal from section 14-118 of the Portland Zoning Ordinance to run a Daycare business consisting of up to 12 children in a 2 unit apartment building. Clara Allen is the applicant

C. Practical Difficulty Variance

B.M.C. Rents, Inc. of 241-243 Spring Street, Tax Map #056, Block G, Lot #038 in the R-6 Zone is seeking a Practical Difficulty Variance under section 14-139 (b) 1, (minimum area per dwelling unit). This would be to convert a 4-unit apartment building into a 5-unit apartment building (potential 5th unit was a tavern). Thomas Jewell, Esq. will be representing the applicant.

D. Tabled Miscellaneous Appeal

B.M.C. Rents, Inc. of 241-243 Spring Street, Tax Map #056, Block G, Lot #038 in the R-6 Zone is seeking a Miscellaneous Appeal under section 14-422 & 14-139 (dimensional requirements) of the Portland Zoning Ordinance to allow a functional subdivision. Mr. Thomas F. Jewell, Esq. will be representing the applicant.

2. New Business:

A. Practical Difficulty

John Fay of Atlantic Sportswear, Inc. of 36 Waldron Way, Tax Map #311, Block A, Lot #013 in the I-M Zone is seeking a Practical Difficulty Variance under section 14-250 (dimensional requirements) of the Portland Zoning Ordinance to allow a left side reduction. Mr. J. Gordon Scannell, Jr. will be representing the applicant.

B. Practical Difficulty

The Woman's Literary Union of 904 Washington Avenue, Tax Map #170, Block B, Lot #005 in the R-5 Zone is seeking a Practical Difficulty Variance under section 14-118 (dimensional requirements) of the Portland Zoning Ordinance to allow a reduction in lot size. This would be to operate a low-impact private club/organization in the existing structure, currently a single-family home. Mary Black Kibbee, Vice President.

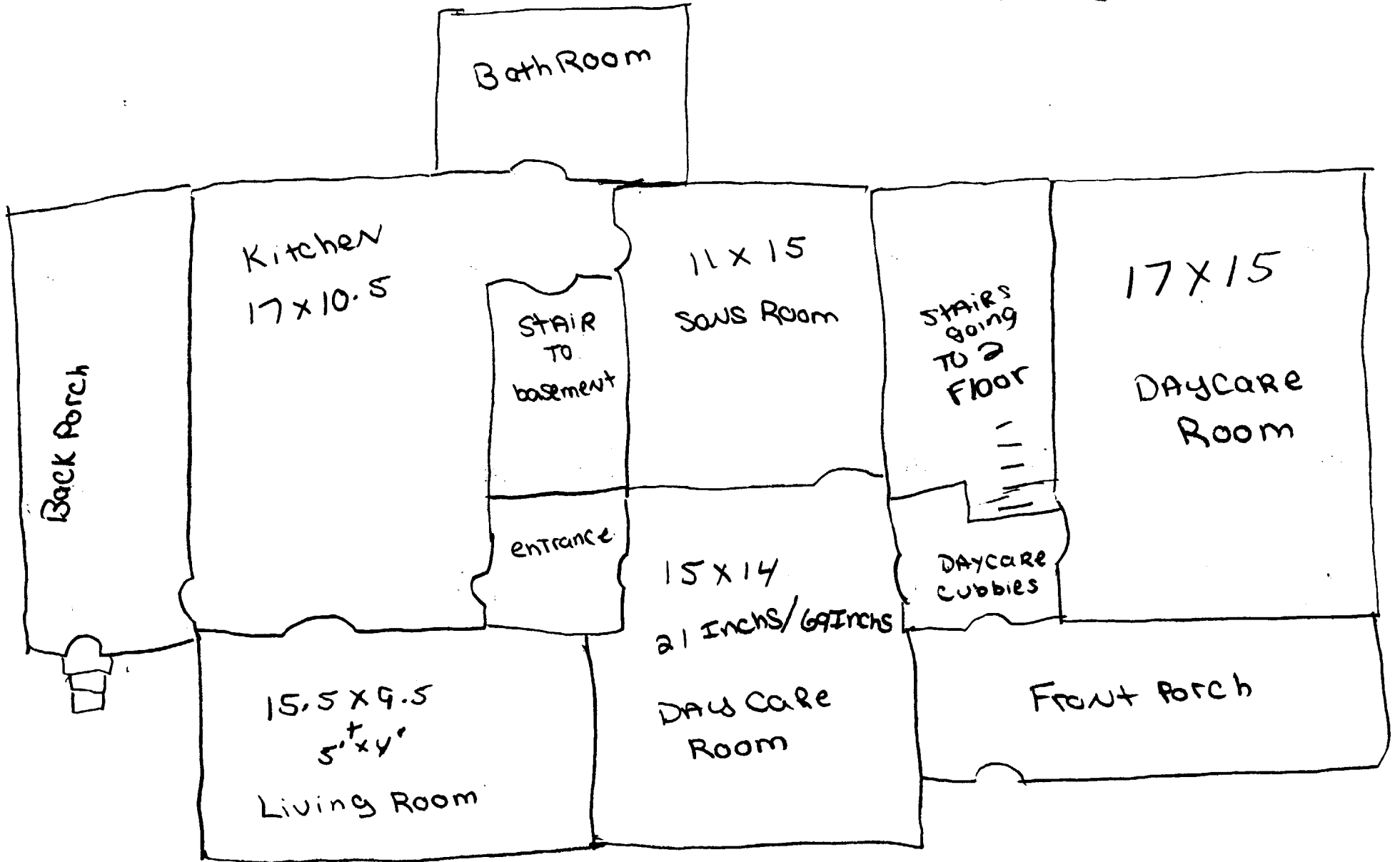
C. Variance Appeal

The Holy Trinity Greek Orthodox Church of 133 Pleasant Street, Tax Map #039, Block D, Lot #009 in the R-6 Zone is seeking a Variance Appeal under section 14-139 (dimensional requirements) of the Portland Zoning Ordinance to allow a reduction in the rear and sides setbacks up to the lot line. This is to construct a handicap access ramp and interior renovations. Penelope L. Carson, Manager of the facility will be representing the Church.

3. Other Business:

4. Adjournment:

Floor plans 1st Floor
36 Nevins St.



Fence measurements
6 Feet high



TREE'S

TREE'S

Grass

Grass

Pavement
Driveway

Back Porch

16' Gate

House

Fence

UP TO 4 cars. can use other as needed.

Pavement
Drive way

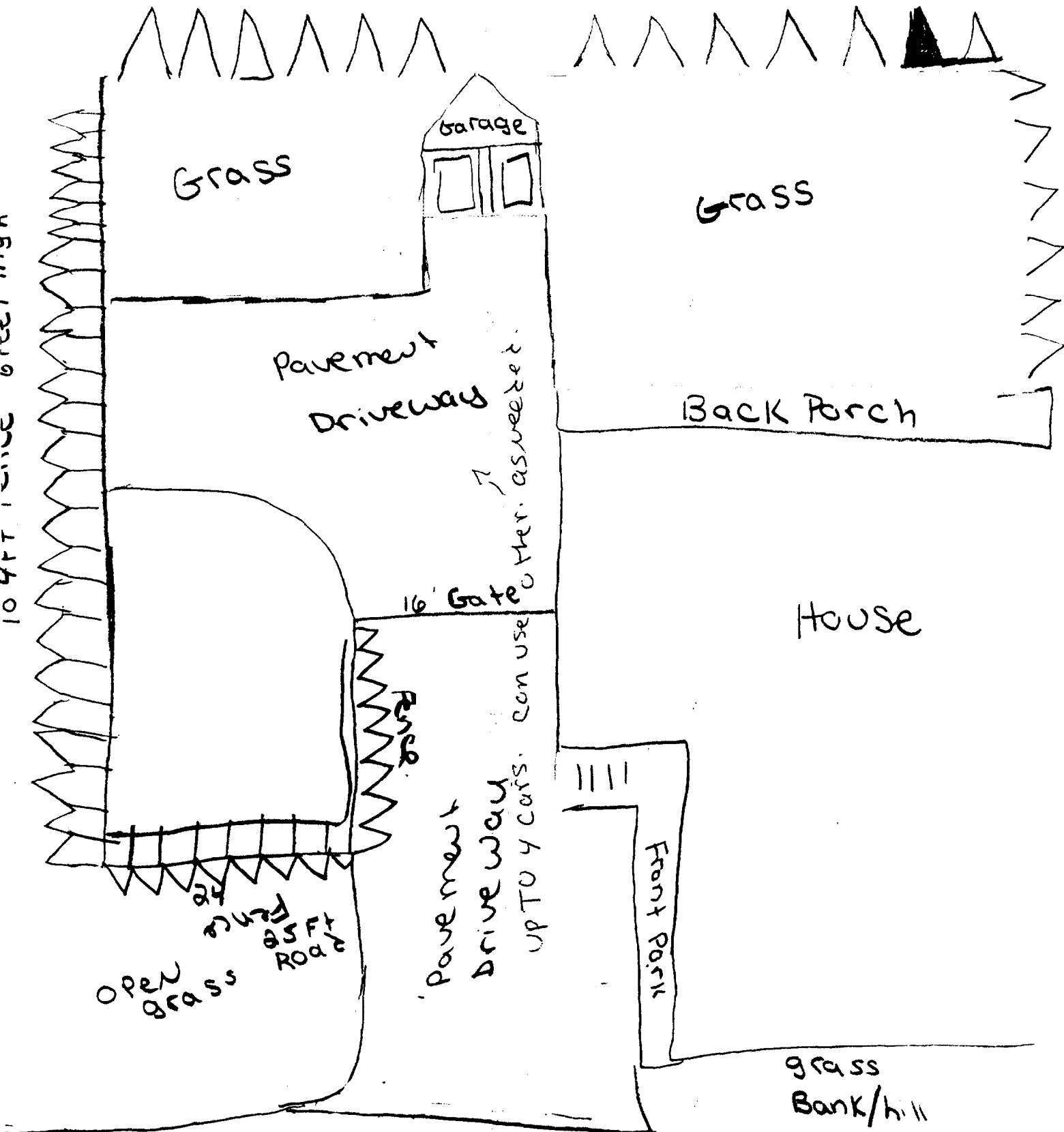
Front Porch

Open
Grass
24
Fence
85 FT
Road

grass
Bank/hill

Neven St.

104 FT



①



Fence from across the street

②



3



Fence and TREES In back yard

4





⑤

Fence from
side of
house →

⑦



⑥

Fence
from backyard
looking to
street

