

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that DEBORAH ANN TRACY

Located At 33 LAWN AVE

Job ID: 2011-11-2803-CH OF USE

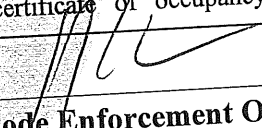
CBL: 131-F-004-001

has permission to Home Occupation to provide engineering services 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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer


Code Enforcement Officer / Plan Reviewer

12/7/2011

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

Closed



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development

Building Inspections Division

Location: 33 LAWN AVE

CBL: 131- F-004-001

Issued to: TRACY DEBORAH ANN & JOHN KREUTZBERGER JTS

Date Issued: 1/12/2012

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. 2011-11-2803-CH OF USE, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

168 sq ft BASEMENT OFFICE

Approved:

1-12-2012

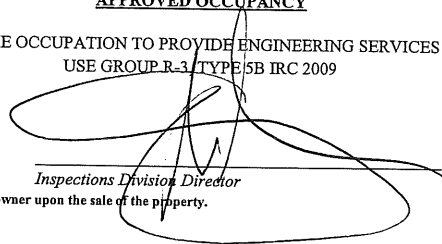
(Date)


Inspector

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

APPROVED OCCUPANCY

HOME OCCUPATION TO PROVIDE ENGINEERING SERVICES
USE GROUP R-3 / TYPE 5B IRC 2009


Inspections Division Director

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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 Inspections 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.**

Required Inspections

1. Final Inspection

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-11-2803-CH OF USE

Located At: 33 LAWN AVE

CBL: 131- F-004-001

Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage using the home occupation guidelines.
2. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
3. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Building

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

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

Job No: 2011-11-2803-CH OF USE	Date Applied: 11/16/2011	CBL: 131- F-004-001
Location of Construction: 33 LAWN AVE	Owner Name: DEBORAH TRACY & JOHN KREUTZBERGER	Owner Address: 33 LAWN AVE PORTLAND, ME 04103 Phone: 619-7561 & (916) 813- 9764
Business Name:	Contractor Name: N/A	Contractor Address: Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: CHUSE-HO - Home Occupancy Zone: R-5
Past Use: Single Family Dwelling	Proposed Use: To change the use of a Single family to a single family with a home occupation for engineering services as shown	Cost of Work: CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A Signature: Inspection: Use Group: R-3 Type: SB Signature: <i>[Signature]</i>
Proposed Project Description: Home Occupation to provide engineering services	Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie	Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<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
	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>12/2/11</i> <i>ok with conditions</i>	Date:	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



General Building Permit Application *R-5*

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>33 Lawn Avenue Portland, ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>0</u>	Square Footage of Lot <u>5000 SF</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>131-F-004-001</u>	Applicant *must be owner, Lessee or Buyer* Name <u>John Krentzberger</u> Address <u>33 Lawn Avenue</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>(207) 619-7561</u> Cell Phone <u>(916) 813-9764</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>0</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Residential with a home office</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: NA <u>Home occupation to provide Engineering services</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____		
Who should we contact when the permit is ready: <u>John Krentzberger</u> Telephone: <u>619-7561</u>		
Mailing address: <u>33 Lawn Avenue Portland, ME 04103</u>		

1138.11

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.

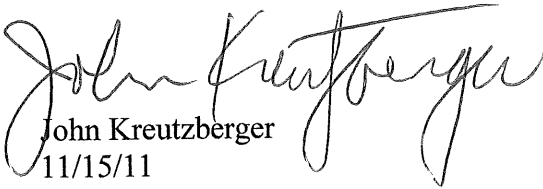
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: John Krentzberger Date: 11/29/11

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

Attached you will find a copy of a floor plan showing my entire dwelling and area of the home occupation space. This document includes information on the lot and the dimensions of all of the structures on this lot. Thank you very much for your assistance in this matter.

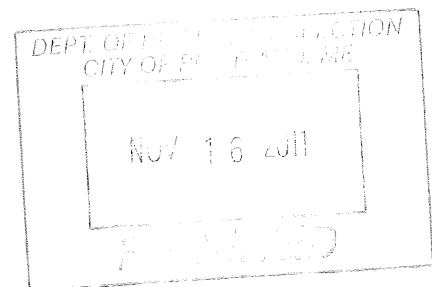
Best Regards,


John Kreutzberger
11/15/11

Phone (207) 619-7561
Cell (916) 813-9764

Ps,

I have created a pdf file of the above-mentioned floor plan and attached it to an e-mail to buildinginspections@portlandmaine.gov.



John Kreutzberger
33 Lawn Avenue
Portland, ME 04103

Re: Home Occupation

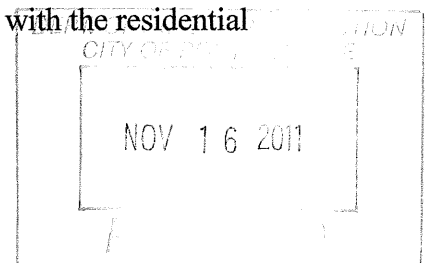
Ms. Marge Schmuckal
Zoning Administrator
Department of Planning and Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

Dear Ms. Schmuckal;

I am requesting a permit to allow the use of my residence at 33 Lawn Avenue in Portland for a home occupation. My wife and I recently purchased this residence. I am a sole proprietor operating a business I call J K Mold Design. I provide design services to manufacturers of plastic injection molds. I receive designs over the internet for items that will be mass-produced using the injection molding process and I design a mold that will do what is needed then send it back across the internet to my clients. There is no manufacturing done at my location. I do my designs on a computer using CAD software. As this is an engineering service (12) it is an acceptable home occupation listed under item (b) of Section 14-410 of the Portland Zoning Ordinance. The following is an explanation of how my home occupation meets the criteria listed under item (a) of the same.

- 1) My home occupation will occupy 168 square feet which is under 10% of the floor area of our residence.
- 2) No goods will be stored, displayed or visible from outside the residence.
- 3) Storage of the material necessary to perform my occupation is very minimal and included in the 168 square feet of floor space mentioned above.
- 4) There will be no exterior signage related to my home occupation.
- 5) No exterior alterations to the residence are necessary.
- 6) Since I will not be meeting clients at my residence, no additional parking is necessary.
- 7) No objectionable effects will result from my home occupation.
- 8) I will not require the services of any employees.
- 9) Since I will not be meeting clients at my residence, no additional traffic will be generated by my home occupation.
- 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 our residence. The external activity level and impact is negligible and in keeping with the residential character of the neighborhood.



33 Lawn Avenue
Portland, ME 04103

John Krentz-
berger

200 sq. foot barn

Barn

Bulkhead

Spide
Protection
Installed

Office space in cleared-up
portion of unfinished basement
is 160 sq. feet

Basement

Footprint of house is identical
for first and second floors and
basement.

Sq. footage of 1st floor is 1092
Sq. footage of 2nd floor is 1092
There is a finished attic
space with sq. footage of 100

For a total sq. footage of 2284 sq. ft.

Residence

driveway
& parking

Driveway

11/19/11