

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

GOLDSTEIN NANCY L /Ryan Scipione

Located at

94 CONCORD ST

PERMIT ID: 2013-00084

CBL: 131 J008001

has permission to **Change of use from Two Family to Two Family w/ Home Occupancy - architect - 2nd floor unit**

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 procured prior to occupancy.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

PERMIT ID: 2013-00084

Located at: 94 CONCORD ST

CBL: 131 J008001

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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:

Certificate of Occupancy/Final

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.

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
2013-00084	01/14/2013	131 J008001

Location of Construction: 94 CONCORD ST	Owner Name: GOLDSTEIN NANCY L	Owner Address: 14 1/2 FAYETTE ST # 3	Phone:
Business Name:	Contractor Name: Ryan Scipione	Contractor Address: 94 Concord Street, 2nd floor Portland	Phone (207) 619-7466
Lessee/Buyer's Name Ryan Scipione	Phone: 2076197466	Permit Type: Change of Use Home Occupation	

Proposed Use: Two Family w/ Home Occupancy (2nd floor unit)	Proposed Project Description: Change of use from Two Family to Two Family w/ Home Occupancy - architect - 2nd floor unit
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 01/15/2013
Note: **Ok to Issue:** ☒

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

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Tammy Munson **Approval Date:** 02/28/2013
Note: **Ok to Issue:** ☒

- 1) Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in use only.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00084	Issue Date:	CBL: 131 J008001
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Location of Construction: 94 CONCORD ST - unit 2	Owner Name: GOLDSTEIN NANCY L	Owner Address: 14 1/2 FAYETTE ST # 3 CAMBRIDGE, MA 02139	Phone:
Business Name:	Contractor Name: Ryan Scipione	Contractor Address: 94 Concord Street, 2nd floor Portland ME 04103	Phone: (207) 619-7466
Lessee/Buyer's Name Ryan Scipione	Phone: (207) 619-7466	Permit Type: Change of Use Home Occupation	Zone: R5
Past Use: Two Family	Proposed Use: Two Family w/ Home Occupancy	Permit Fee: \$225.00	Cost of Work: \$1,000.00
Proposed Project Description: Change of use from Two Family to Two Family w/ Home Occupancy (architect) on 2nd floor.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>[Signature]</i>	INSPECTION: Use Group: R-3 Type: SB <i>IRC 99</i> Signature: <i>[Signature]</i>
		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: 01/14/2013	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	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
Date: <i>01/15/13 ABM</i>	Date:	Date: <i>ABM</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

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: 94 Concord Street, 2nd Floor, Portland, ME 04103		
Total Square Footage of Proposed Structure/Area 100 SF (exist. room) of 1240 SF (exist. 2nd fl)		Square Footage of Lot 5650 SF
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 131 J008001	Applicant * must be owner, Lessee or Buyer * Name Ryan Scipione Address 94 Concord St., 2nd Fl City, State & Zip Portland, ME 04103	Telephone: (207) 619-7466
Lessee/DBA (If Applicable) Ryan Scipione/MJM+A architects	Owner (if different from Applicant) Name Nancy Goldstein Address 14 1/2 Fayette St. City, State & Zip Cambridge, MA 02139	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ <u>225.00</u>
Current legal use (i.e. single family) <u>Two Family</u> If vacant, what was the previous use? <u>(N/A)</u> Proposed Specific use: <u>Secondary and incidental home occupation (architect)</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: Respectfully request approval of home occupancy permit, for practice of architecture. Please see letter dated 1/10/13 from applicant, letter dated 11/13/12 from Owner, and drawings A-1.00 and A-2.00. No new construction.		
Contractor's name: <u>(N/A)</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Ryan Scipione</u> Telephone: _____ Mailing address: <u>94 Concord St., 2nd Fl, Portland, ME 04103</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.

RECEIVED

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 Dept. of Building 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: _____ Date: 1/13/13

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

RYAN P. SCIPIONE
94 CONCORD STREET
2ND FLOOR
PORTLAND, MAINE 04103
(207) 619-7466

January 10, 2013

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

Dear Ms. Schmuckal:


I am requesting a permit to allow me the use of my residence at 94 Concord Street, 2nd Floor, for a home occupation. I intend to serve as an architect preparing design and construction documents for clients. In effect my work will be architecture, an acceptable home occupation listed under Item (b).3. Section 14-410 of the Portland Zoning Ordinance. The following is an explanation of how my home occupation meets the criteria listed under items (1) of the same.

- a) My home occupation will occupy approximately 100 square feet (8%) of floor area of the residence.
- b) No goods will be stored, displayed or be visible from outside the residence.
- c) Storage of the material necessary to perform my occupation are minimal and included in the 100 square feet of floor space mentioned above.
- d) There will be no external signage related to my home occupation.
- e) No exterior alterations to the residence are necessary.
- f) Since I will not be meeting clients at my residence, no additional parking is necessary.
- g) No objectionable effects will result from my home occupation.
- h) I will not require the services of any employees.
- i) Since I will not be meeting clients at my residence, no additional traffic will be generated by my home occupation.
- j) 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 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,



Ryan P. Scipione

14 ½ Fayette Street
Cambridge MA 02139
November 13, 2012

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

Dear Ms. Schmuckal,

I am the legal owner of the residence located at 94 Concord Street, Portland, Maine, 04103. Mr. Ryan P. Scipione is the current tenant in the second floor apartment: he is currently applying to you for a Home Occupation permit to use part of his rental apartment for a home occupation.

Mr. Scipione is an architect. I leased him this unit with the understanding that he would be practicing his occupation from a home office in the unit.

I grant permission to Mr. Scipione to conduct a home occupation in his second floor dwelling unit and to the City of Portland to issue him a permit. Mr. Scipione and I have discussed this matter. My concern is that he meet all City of Portland requirements and that there will be no impact on the neighborhood and respectful of its residential character. It is my understanding that he is fully aware of all Portland zoning requirements and that he does now and will continue to meet all zoning laws and ordinances. My permission is contingent on his continued compliance.

I appreciate your help in Mr. Scipione's application. Please contact me if you have any further questions: nance.goldstein@post.harvard.edu or 617.784.5280.

Sincerely,

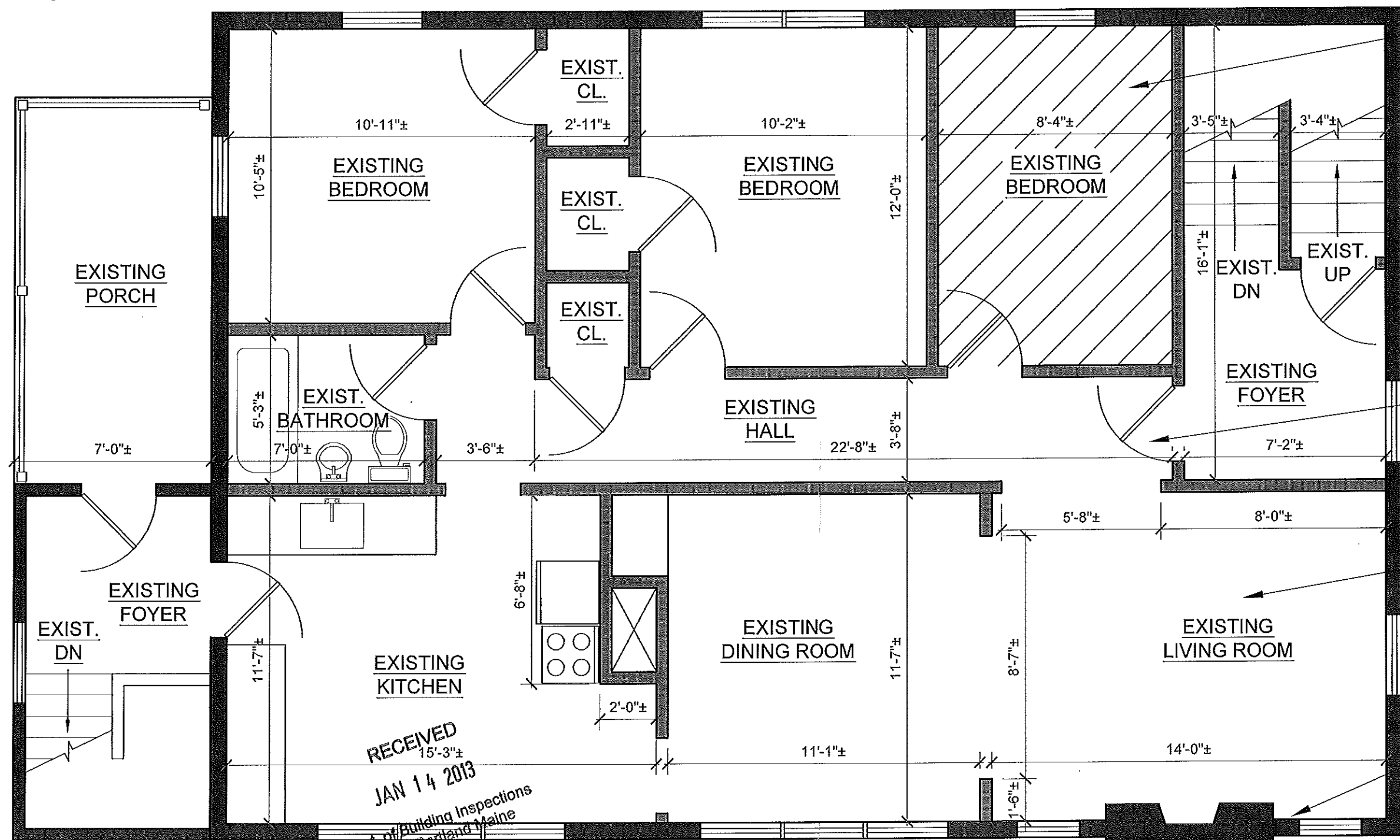

Nancy L. Goldstein

RECEIVED
JAN 14 2013
Dept. of Building Inspections
City of Portland Maine



EXISTING DRIVEWAY.
APPROXIMATE
DIMENSIONS AS
INDICATED.

A-1.00



HATCHED AREA INDICATES PROPOSED AREA FOR HOME OCCUPATION WITHIN EXISTING BEDROOM; 100± SF. GROSS FLOOR AREA OF UNIT IS 1240± SF.

$$\frac{100}{1240} = 8\%$$

EXISTING DOORS TO REMAIN. NO NEW WORK SPECIFIED. (TYP.)

EXISTING INTERIOR ROOMS AND INTERIOR CONSTRUCTION TO REMAIN. NO NEW WORK SPECIFIED. (TYP.)

EXISTING EXTERIOR CONSTRUCTION TO REMAIN. NO NEW WORK SPECIFIED. (TYP.)

©2012 MICHAEL J. MACALUSO, R.A.

PROJECT LOCATION:

94 CONCORD STREET
2nd FLOOR
PORTLAND, ME 04103

SHEET TITLE:

PROPOSED HOME OCCUPATION:
EXISTING 2nd FLOOR PLAN
94 CONCORD STREET

M.J. Macaluso & Associates
ARCHITECTS

14 East 38th Street, 11th Fl.
New York, NY 10016
tel: 212-355-6555
fax: 212-355-6919

email: maltus@mjmacaluso.com
website: www.mjmacaluso.com

ISSUE LOG:

NO.:	DATE:	BY:	ISSUE:
01			
02			
03			
04			
05			
06			

PROJECT NO.:
PMAINE

SCALE:
 $\frac{1}{4}" = 1'-0"$

DRAWN BY:
RPS

ISSUED DATE:
MM/DD/YY

SHEET NO.:

A-2.00