

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

Location of Construction: 8 Alba St		Owner: Alex Thornton		Phone:		Permit No: 9 80837 <b>PERMIT ISSUED</b> Permit Issued: AUG - 3 1998 <b>CITY OF PORTLAND</b>	
Owner Address:		Lessee/Buyer's Name: Greg Parker 8 Alba St Ptd, ME 04103		Phone: 780-0717			Business Name:
Contractor Name:		Address:		Phone:			Zone: CBL: 133-C-023
Past Use: 2-fam (7CAN)		Proposed Use:		COST OF WORK: \$ FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:			PERMIT FEE: \$ 25.00 INSPECTION: Use Group: Type: Signature:
Proposed Project Description: Change Use/Home Occupation <i>Home CRATE wood work / structural</i>				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:		Zoning Approval: 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 maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: SP		Date Applied For: 24 July 1998				Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

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..

**PERMIT ISSUED WITH REQUIREMENTS**

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT		ADDRESS:		DATE: 27 July 1998	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE				PHONE:	

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

3

COMMENTS

F-4-9F Ok for Cap  
11/6/10 Close out

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

LAND USE - ZONING REPORT

ADDRESS: 0 Albat St DATE: 8/3/98

REASON FOR PERMIT: change of use to Allow Home crafts/woodworking/cabinets under home occupation

BUILDING OWNER: Alex Norton C-B-L: 133-C-23

PERMIT APPLICANT: Greg Parker

APPROVED: with conditions #1, #6, #7, #9 DENIED: \_\_\_\_\_

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of two units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage, under home occ. guidelines
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition PLEASE Remember That No retail sales shall occur on site

Marge Schmuckal Marge Schmuckal, Zoning Administrator, Asst. Chief of Code Enforcement

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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 (include Portion of Building): <i>basement of 8 alba Street, Portland, ME</i>			
Total Square Footage of Proposed Structure <del>5000 sq ft</del> <i>2800 sq ft</i>		Square Footage of Lot <i>3,578 ft.</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>133</i> Block# <i>C</i> Lot# <i>23</i>		Owner: <i>Alex Thornton</i>	Telephone#:
Owner's Address: <i>8 alba St. Portland, ME 04103</i>		Lessee/Buyer's Name (If Applicable) <i>780-0717</i> <i>Greg Parker</i> <i>8 alba St.</i> <i>Portland, ME 04103</i>	Cost Of Work: <i>\$ 0</i> Fee <i>\$ 2500</i>
Proposed Project Description:(Please be as specific as possible) <i>50'x50' part of basement.</i>			
Contractor's Name, Address & Telephone <i>n/a</i>			Rec'd By
Current Use: <i>Storage</i>		Proposed Use: <i>Manufacturing custom woodwork projects</i>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available.
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

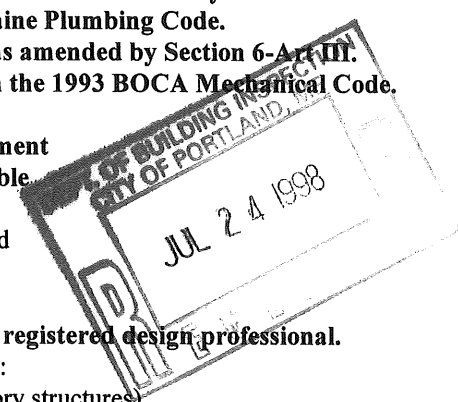
**Certification**

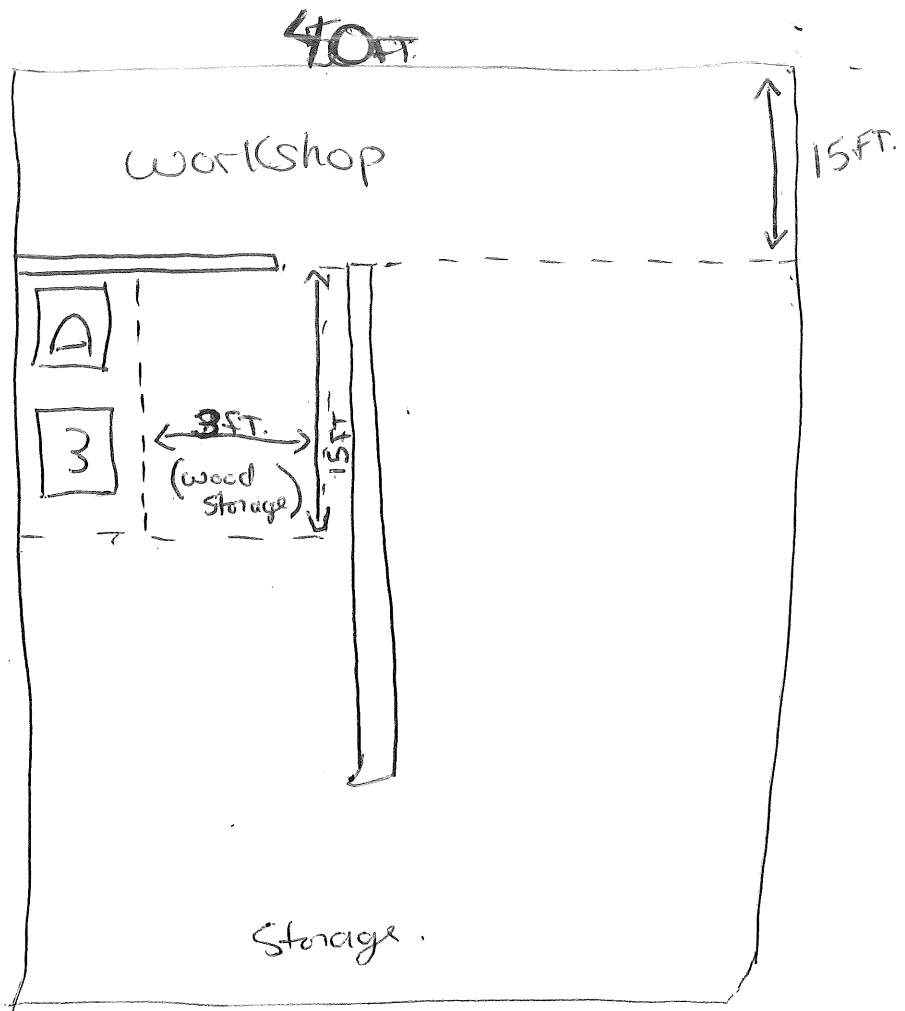
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Signature of applicant: <i>Jean Fredsall</i>	Date: <i>7-24-98</i>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum





July 24, 1998

Marge Schmuckal, Zoning Administrator  
Department of Planning & Urban Development  
Room 315, City Hall  
Portland, ME 04101

RE: Home Occupation Permit for Rabbets & Dovetails Custom Woodworking

Dear Ms. Schmuckal:

I am writing this letter in support of Rabbets & Dovetails Custom Woodworking obtaining a Home Occupation Permit. Rabbets & Dovetails is a woodworking shop that falls under acceptable use of a residence (Section 14-410-2O). Technically, this clause refers to cabinet making, but because both are woodworking occupations and neither one have customers visiting the premises, Rabbets & Dovetails should be able to fall under this category, making it eligible for a Home Occupation Permit (Section 14-410-3).

Section 14-410 demands that potential businesses meet many qualifications in order to obtain a permit. Rabbets & Dovetails meet these qualifications by:

1. The business is in the basement, and occupies less than 500 feet.
2. There is no outside storage of goods and materials, no exterior displays visible or outside display of goods. All aspects of business materials are contained in the basement.
3. There will be no outdoor signage.
4. There will be no exterior alterations to the residence.
5. There is no need for additional parking and no increase in traffic flow.
6. There will be occasional noise due to power tools, but should not be able to be heard outside the residence and will only be used during reasonable hours.
7. There are no non-resident employees
8. There will be no vehicle exceeding 6000 pounds stored in connection with the business.

Rabbets & Dovetails will, in no way, restrict sections 14-422, 14-423, 14-424 and 14-425. There is no reduction of lot area, increase in parking or loading needs, infringement of open space or projections in required yard areas.

These are the requirements that a business must meet before being granted a Home Occupation Permit. Rabbets & Dovetails Custom Woodworking has meet these requirements and request that a permit be granted.

Sincerely,



Gregory S. Parker

July 23, 1998

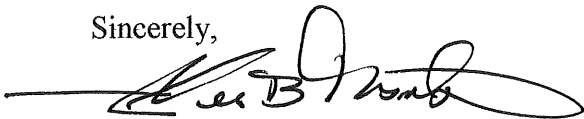
8 Alba Street  
Portland, ME 04103

City of Portland, Maine  
Department of Planning & Urban Development  
Room 315 City Hall  
Portland, ME 04101  
ATTN: Marge Schmuckal

Dear Ms. Schmuckal:

I am writing in regards to the application for Home Occupation submitted by Rabbets & Dovetails Custom Woodworking. This business plans to be run out of the residence at 8 Alba Street here in Portland. Being the owner of this residence, I am giving my permission for use of my rental property as it pertains to this business venture.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Thornton". The signature is fluid and cursive, with a long horizontal line extending to the left.

Alex Thornton