

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

Location of Construction: 238 Ocean Ave		Owner: Larry potter/Larry Plant		Phone: 774-3763		Permit No: 9 8 0 9 3 9	
Owner Address: SAA 04103		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: AUG 24 1998 CITY OF PORTLAND </div>	
Past Use: 1-fam		Proposed Use: Same w/home Occ		COST OF WORK: \$ FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied			
Proposed Project Description: Change Use from 1-fam to 1-fam with Beauty Shop				Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		Zone: CBL: 140-A-031 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: MC		Date Applied For: 17 August 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

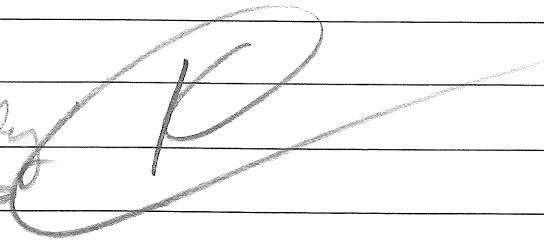
CERTIFICATION

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: 18 August 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 2 KCITR	

COMMENTS

11/12/98 - Plumbing permits applied for
Plumbing ok
All Conditions Met

Issue C of O
Single Family Dwelling
w/ Beauty Shop 

Conditions

#1, #5 & #7

(as shown on land-use zoning Report)

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

140-A-1-31

LOCATION 228 Ocean Ave

Issued to Larry Potter/Larry Plant

Date of Issue November 12, 1998

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. 980939, 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, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

1-family w/Salon

Limiting Conditions: 1. During its existence, all aspects of the Home Occupation criteria,

- Sec. 14-410, shall be maintained.
- 2. This property shall remain a single family dwelling with home occupation. Any change of use shall require a separate permit application for review and approval.
- 3. Separate permits shall be required for any signage, under home occupation guidelines.

**This certificate supersedes
certificate issued**

Approved:

11/12/98 *[Signature]*

(Date)

Inspector

[Signature]

Inspector of Buildings

LAND USE - ZONING REPORT

ADDRESS:

238 Ocean Ave

DATE:

8/21/98

REASON FOR PERMIT:

change of use to allow a home occup for a beauty shop

BUILDING OWNER:

Larry Potter / Larry Plant C-B-L:

140-A-31

PERMIT APPLICANT:

owner

APPROVED:

with conditions

DENIED:

#1, #7, #5

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. ^{with a home occupation} 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 _____ 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 occupation guidelines

8. Separate permits shall be required for future decks and/or garage. ~~45~~

9. Other requirements of condition _____

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**

1-fam

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

NOTEIf 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): 238 Ocean Ave			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 140 Block# A Lot# 31		Owner: Larry Potter / Larry Platt	Telephone#: 774 3763
Owner's Address: 238 Ocean Ave 04103		Lessee/Buyer's Name (If Applicable)	Cost Of Work: Fee \$ \$ 25-
Proposed Project Description:(Please be as specific as possible) Beauty shop Change use from 1-fam to 1-fam w/ Home Occ			
Contractor's Name, Address & Telephone			Rec'd By
Current Use: Laundry room 1-fam		Proposed Use: Beauty Salon / home occ	

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 your 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 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 damp proofing
- 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.

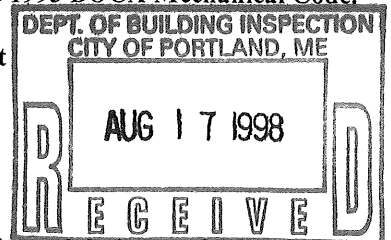
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Signature of applicant:	Date: 8-17-90
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

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



Larry Potter
238 Ocean Ave.
Portland, Me.
Tel 774 3763

City Of Portland
Re. Home Occupation

Dear Sirs:

I purpose to convert the now existing laundry area over to a beauty salon.

1. a. Approx. sq. ft. will be 316 (+ -) used for shop area
- b. There will be no out side storage.
- c. Storage space is provided within working area.
- d. No sign .
- e. N/A
- f. Parking provided on site.
- g. N/A
- h. One employee (self)
- i. N/A
- j. N/A

2. a. b.c.d.e.f.g.h.i.j.k.l.m. N/A
- n. 2 dryer chairs will be provided → No more Allowed
- o.p.q.r.s.t.u.v.w.x.y.z..aa.bb. N/A

Approx. living space in home is 2400 sq. ft. Lot size 21,898 sq. ft.

Sincerely

Larry Potter



Foundation Size 572 216 +
 720 22x26 12x18
 20x36 SF 2400 $\div 4 = 600$ #
 Lot Size 21,898 sq' \rightarrow 311.32 #

Wellington Rd

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 921B PAGE 40 COUNTY Cumberland
PLAN BOOK _____ PAGE _____ LOT _____

ADDRESS: 238 Ocean Avenue, Portland, Maine

Job Number: 160-17-R

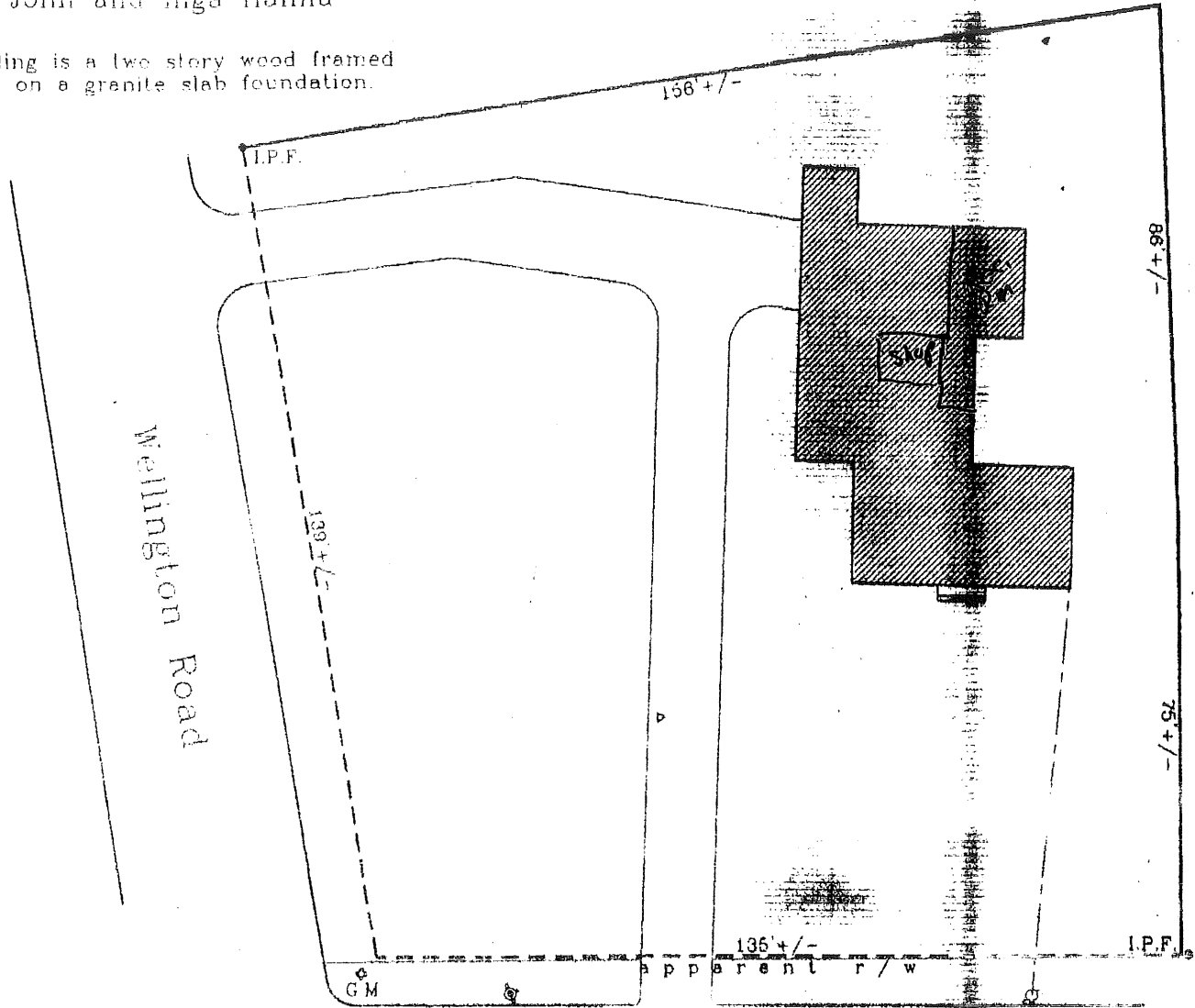
Inspection Date: 7-17-97

Scale: 1" = 30'

Buyer: Larry Plante

Sellers: John and Inga Hanna

The dwelling is a two story wood framed structure on a granite slab foundation.



Wellington Road

Ocean Avenue



HEREBY CERTIFY TO: Guaranty Title Corp., Approved Home Mortgage, and its title insurer.

- Monuments found did not conflict with the deed description.
- The dwelling setbacks do not violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel: 230051-0007
- The structure does not fall within the special flood hazard zone.
- The land does not fall within the special flood hazard zone.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

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Livingston - Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport - Maine 04046
207-967-9761 phone/fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY