

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0046	Issue Date: PERMIT ISSUED JAN 13 2006	CBL: 142 E004001
-----------------------	--	---------------------

Location of Construction: 930 Forest Ave	Owner Name: Miller James S	Owner Address: 930 Forest Ave	Phone: 207-797-4433
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use Home Occupation	Zone: RP

Past Use: Single Family	Proposed Use: Change of Use / Home occupation, Psychic Reading by Anna. Conditional Use Appeal was approved on 1/5/06.	Permit Fee: \$225.00	Cost of Work: \$0.00	CEO District: 4
----------------------------	--	-------------------------	-------------------------	--------------------

Proposed Project Description: Change of Use / Home occupation	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: 5B <i>IRC 2003</i>
	Signature:	Signature:

Permit Taken By: GG	Date Applied For: 01/10/2006	Zoning Approval
------------------------	---------------------------------	------------------------

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/ conditions</i> Date: 1/11/06 <i>ABN</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input checked="" type="checkbox"/> Conditional Use <i>7-0</i></p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>1/5/06</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABN</i></p>
---	---	--	--

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0046	Date Applied For: 01/10/2006	CBL: 142 E004001
------------------------------	--	----------------------------

Location of Construction: 930 Forest Ave	Owner Name: Miller James S	Owner Address: 930 Forest Ave	Phone: 207-797-4433
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use Home Occupation	

Proposed Use: Change of Use / Home occupation, Phychic Reading by Anna. Conditional Use Appeal was approved on 1/5/06.	Proposed Project Description: Change of Use / Home occupation
---	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/11/2006**Note:** Conditional use appeal went to the zoning board of appeals and it was approved 01/05/06.**Ok to Issue:**

- 1) During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
- 2) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 01/12/2006**Note:****Ok to Issue:**

- 1) Separate Permits shall be required for any new signage.
- 2) Separate permits are required for any electrical, plumbing, or heating.
- 3) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

Zoning Board of Appeals

I am requesting a change of use to allow me to use my residence at 930 forest ave for home occupational business known as psychic reading's by anna. Where we intend to do psychic counseling tarot card readings. We have been in the portland area far over 10 years and at 918 forest ave for 4 of those years and we are just moving from 918 forest ave to 930 forest ave.

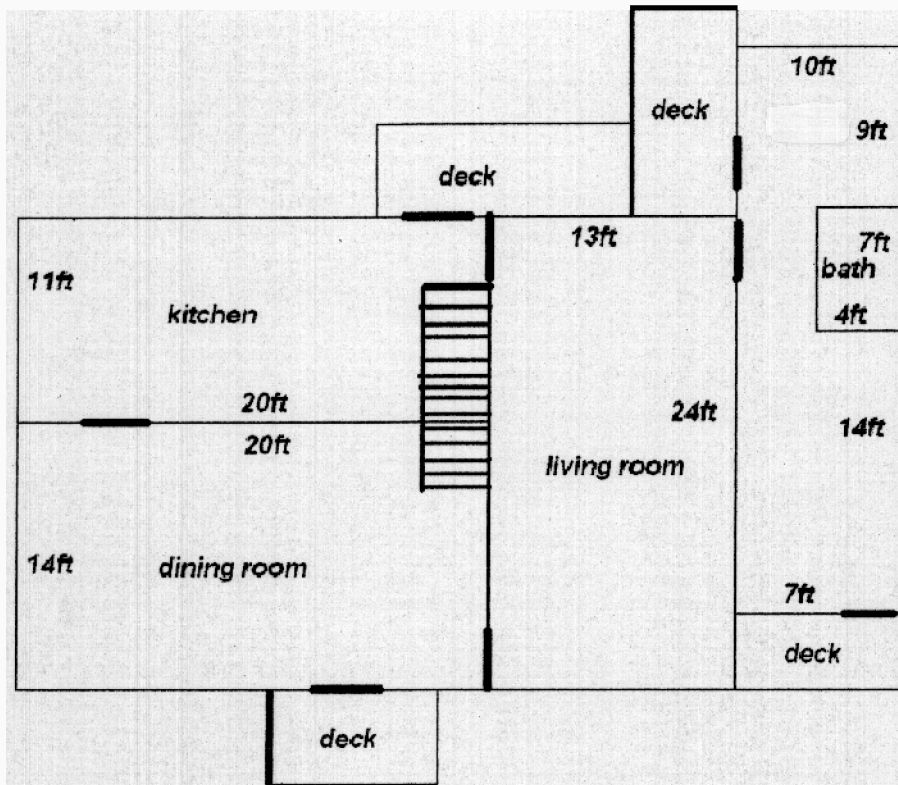
- a. My home occupation will occupy 240sqft
- b. Ample parking for clients
- c. This business generates 1-2 cars a day on average
- d. No exterior alterations to the residence are necessary
- e. My business is a secondary and incidental use of my residence

Attached you will find a copy of a floor plan of residence, plot plan, picture of residence, tax map, deed,

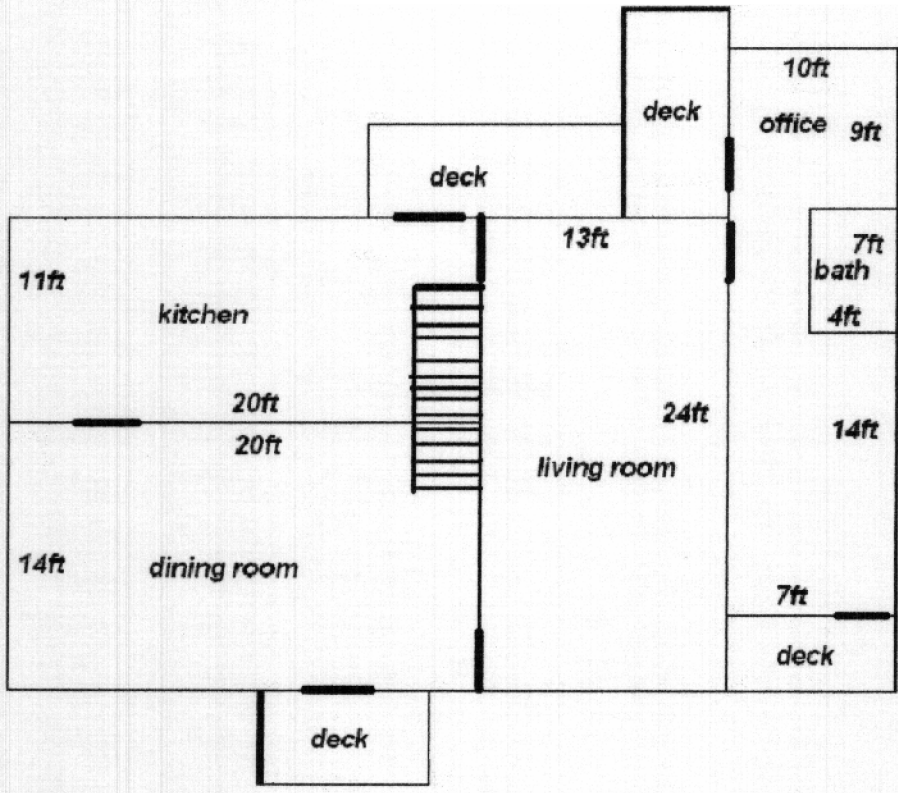
Thank you

James Miller

Before



After





CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Peter Coyne
Philip Saucier
Peter Thornton
Kate Knox
Catherine Alexander
David Dore Secretary
William Hall, Chair

January 9, 2006

James Miller
930 Forest Ave.
Portland, ME 04103

RE: 930 Forest Ave.
CBL: 142 E 004
ZONE: RP

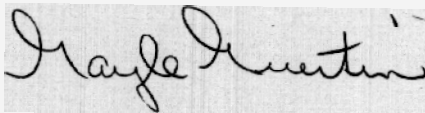
Dear Mr. Miller:

As you know, at its January 5, 2006, meeting, the Board of Appeals voted 7-0 and granted to approve your Conditional Use Appeal.

Enclosed please find the Board's decision, an application for your change of use and a sign application.

Should you have any questions please feel free to contact me at 207-874-3701.

Sincerely,



Gayle Guertin
Office Assistant

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

R-P Residence-Professional Zone:

Conditional Use Appeal

DECISION

Date of public hearing:

1/8/05

Name and address of applicant:

James Miller

Location of property under appeal:

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

James Miller
930 Forest Ave

Dan Miller

Exhibits admitted (e.g. renderings, reports, etc.):

Findings of Fact and Conclusions of Law:

A. Conditional Use Standard pursuant to Portland City Code §14-147.5:

The proposed use will have characteristics similar to but no more objectionable than those: generally associated with professional offices. Factors to be considered by the Board include:

(1) The quality of building design and materials, signage, and landscaping, and their general compatibility with the surrounding residential development.

(2) Whether the use will have vehicular patterns, including parking and storage of motor vehicles, similar to those associated with professional offices.

(3) Noise levels and hours of operation.

Satisfied Not satisfied

Reason:

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes No

Reason: E-P zone, all neighbors are businesses

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes No

Reason: Ample parking
Business is already functioning 2 doors down

3. Such impact differs substantially from the **impact which** would normally occur from **such a use** in that **zone**.

Yes

No

Reason:

Already occurring in zone
Ample parking
Separate entrance

Conclusion: (check one)

Option 1: The **Board** finds that the **standard** described in section **A** above has been **satisfied** and that not all of the **conditions** (1 through 3) described in section **B** above are present, and therefore **GRANTS** the application.

Option 2: The **Board** finds that the **standard** described in section **A** above has been **satisfied**, and that while not all of the **conditions** (1 through 3) described in section **B** above are present, certain **additional** conditions must be imposed to **minimize adverse effects** on other **property** in the **neighborhood**, and therefore **GRANTS** the application **SUBJECT TO THE FOLLOWING CONDITIONS:**

Option 3: The **Board** finds that the **standard** described in section **A** above has **NOT** been **satisfied** and/or that all of *the* **conditions** (1 through 3) described in section **B** above are present, and therefore **DENIES** the application.

Dated:

1/8/06


Board Chair
Board Chair

06 0046

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>930 Forest</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Chart# <u>142</u>	Block# <u>E</u>	Lot# <u>004</u>
Lessee/Buyer's Name (if Applicable)		Applicant name, address & telephone: <u>James</u> <u>930 Forest Ave</u> <u>Portland, ME</u>
		Cost Of Work: \$ <u>150.00</u> Fee: \$ <u>100 75.00</u>
Current use: <u>Single Family</u>		Total <u>225.00</u>
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: <u>Psychic</u>		
Proposed use: <u>Home Occupation Psychic Reading by Anne</u>		
Project description: <u>change of use for a home occupation, to add;</u> <u>Conditional Use Appeal was approved on 1/5/06</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>James Miller</u>		
Mailing address:		
We will contact you by phone when the permit is ready. You must come in and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: _____		

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JAN 10 2006
RECEIVED

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: [Signature] Date: 1-10-06

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall