

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that Smilowicz D.O. F.A.A.O, Alicia
Smilowicz D.O. F.A.A.O

Located At 466 OCEAN

Job ID: 2011-05-1222-ALTR

CBL: 159 - - D - 022 - 001 - - - -

has permission to

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

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



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: 2011-05-1222-ALTR

Located At: 466 OCEAN

CBL: 159 - - D - 022 - 001 - - - -

Conditions of Approval:

Zoning

1. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. Separate permits shall be required for any new signage.

Building

Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-05-1222-ALTR	Date Applied: 5/31/2011	CBL: 159 - - D - 022 - 001 - - - - -	
Location of Construction: 466 OCEAN AVE	Owner Name: Alicia Smilowicz D.O. F.A.A.O	Owner Address: 466 Ocean AVE PORTLAND, ME 04103	Phone: 207-272-2590
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: CHANGE OF USE	Zone: R-3
Past Use: Single Family	Proposed Use: Single Family with home occupation (doctor's office)	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: <i>123</i> Use Group: <i>SB</i> Type: <i>IRC 09</i>
Proposed Project Description: Single Family w/ Home Occupation - Doctor's office		Signature: <i>[Signature]</i> Inspection Signature: <i>[Signature]</i>	
Proposed Project Description: Single Family w/ Home Occupation - Doctor's office		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	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 informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>Ok w/ conditions</i> <i>6/9/11 ABM</i>	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 Date:	Historic Preservation <input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied 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	PHON

159 D 22

R-3 -

5/2/11



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: <u>466 Ocean Ave Portland, ME</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>159</u> Block# <u>D</u> Lot# <u>22</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Alicia Smilowicz, D.O., F.A.A.O.</u> Address <u>466 Ocean Ave</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-272-2590</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address <u>N/A</u> City, State & Zip	Cost Of Work: \$ <u>150</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>225</u>
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? <u>Family home</u> Proposed Specific use: <u>Portion of first floor to use for medical consulting</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Home occupation for medical (Doctor) consultant practice. Home owner is the practicing physician using existing rooms. No new construction is needed. Utilization of space is under 500 sq. feet.</u>		
Contractor's name: <u>Not needed @ this time.</u> Address: _____ City, State & Zip _____ Telephone: _____		
Who should we contact when the permit is ready: <u>Alicia Smilowicz, D.O., F.A.A.O.</u> Telephone: <u>272-2590</u> Mailing address: <u>466 Ocean Ave, 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.

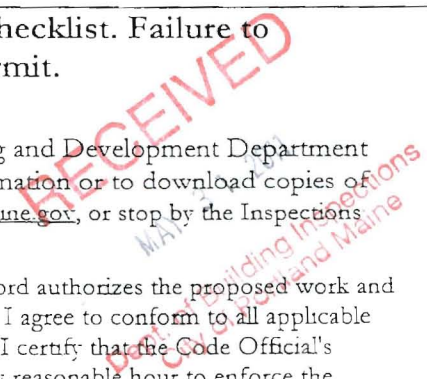
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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:

Date: 5/29/11

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



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

Dear Ms. Schmuckal:

I truly hope that your days have been kind. First, I would like to thank you for the preliminary assistance you provided over the phone a few weeks ago. Thanks to your timely and efficient support, regarding required information, we were able to purchase the residence on Ocean Avenue in Portland! We are simply ecstatic!

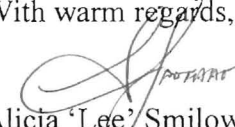
Second, I am requesting a permit that would allow me the use of my residence at 466 Ocean Avenue in Portland, ME for home occupation. I intend to provide serve as a medical consultant providing medical services relating to the diagnosis, treatment and prevention of musculoskeletal conditions. In effect my work would be practicing as a doctor, 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 approximately 447.84 square feet (23%) floor area of the residence.
2. No goods would be stored, displayed, or be visible from outside of the residence.
3. Storage of the material necessary to perform my operation are minimal and included in the 448 square feet of floor space mentioned above.
4. My exterior sign shall be limited to one, non-illuminated and will not exceed a total of two square feet, affixed to the building and not projecting more than one foot beyond the building.
5. No exterior alterations to the residence are necessary.
6. Since the volume of patients being seen is minimal no additional parking is necessary other than the pre-existing paved off street area. Parking will have no involvement with the required front yard.
7. No objectionable effects will result from my in home occupation.
8. No more than one nonresident will be employed in relation to this home occupation.
9. Additional traffic will be minimal and will not exceed greater volumes than appreciated in this area or that would be expected in a residential neighborhood.
10. No vehicles even nearing a gross vehicle weight of 6,000 pounds are necessary for my home occupation.

As detailed above, my home occupation is a secondary and incidental use of my residence. The primary purpose of this residence is to raise a family; it would enable me to achieve a life's long ambition to practice as a doctor there, as well. 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 the entire dwelling and the area of the home occupation space. I truly appreciate your assistance in this manner.

With warm regards,


Alicia 'Lee' Smilowicz, D.O., F.A.A.O

207. 271. 2590

RECEIVED

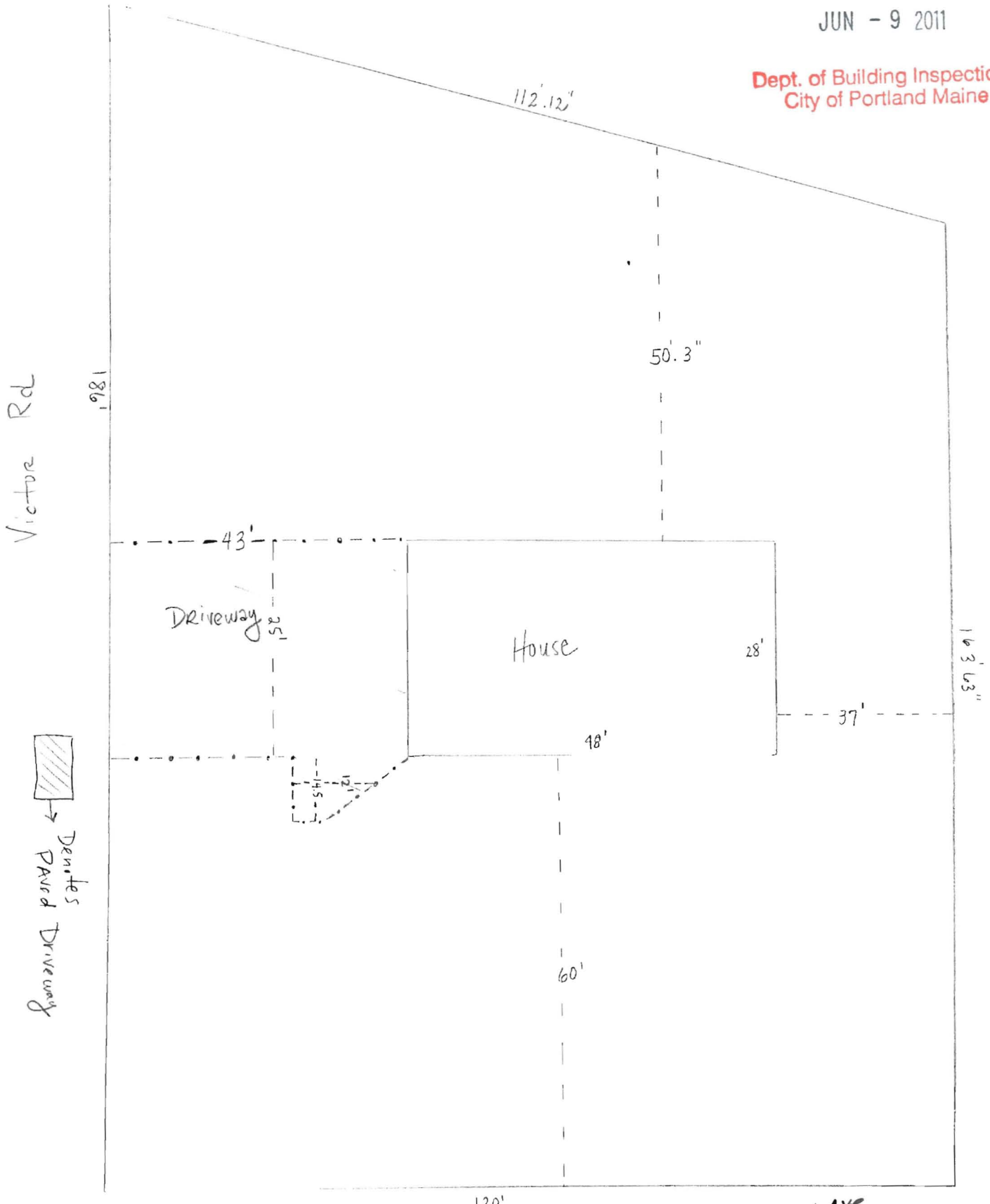
MAY 15 2017
Dept. of Building Inspections
City of Portland Maine

Ocean Ave

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JUN - 9 2011

Dept. of Building Inspections
City of Portland Maine

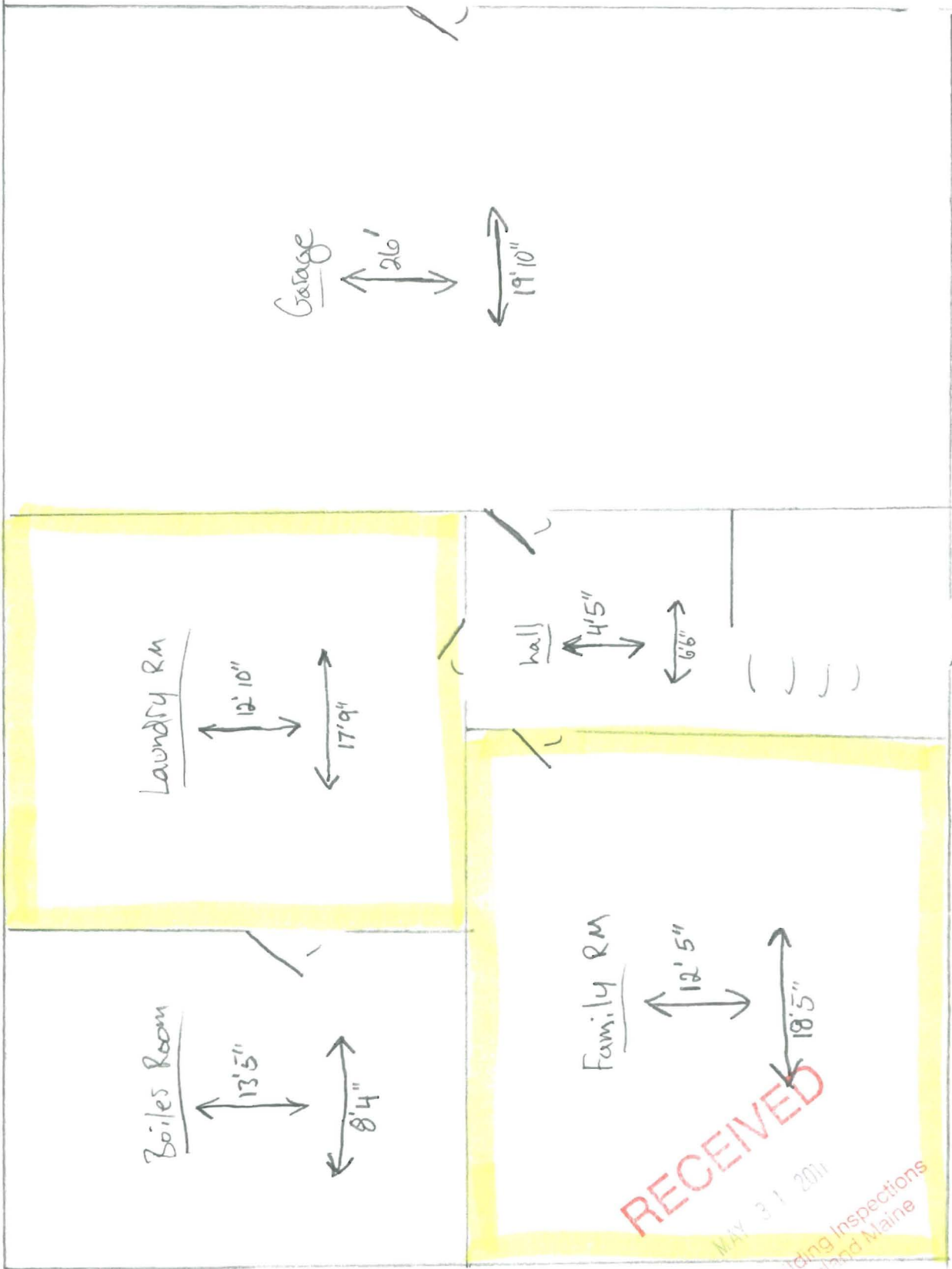


466 OCEAN AVE.
PORTLAND, ME 04103
DR. ALICIA SMILOWICZ

466 Ocean Ave Portland, ME 04103
Sm. Lawicz

Back

total sq = 2168
25% = 672
* 530 max



1M x 271 = 32,929
 213 x 154 = 32,808

 65,737

Front

Area for Home Occupation

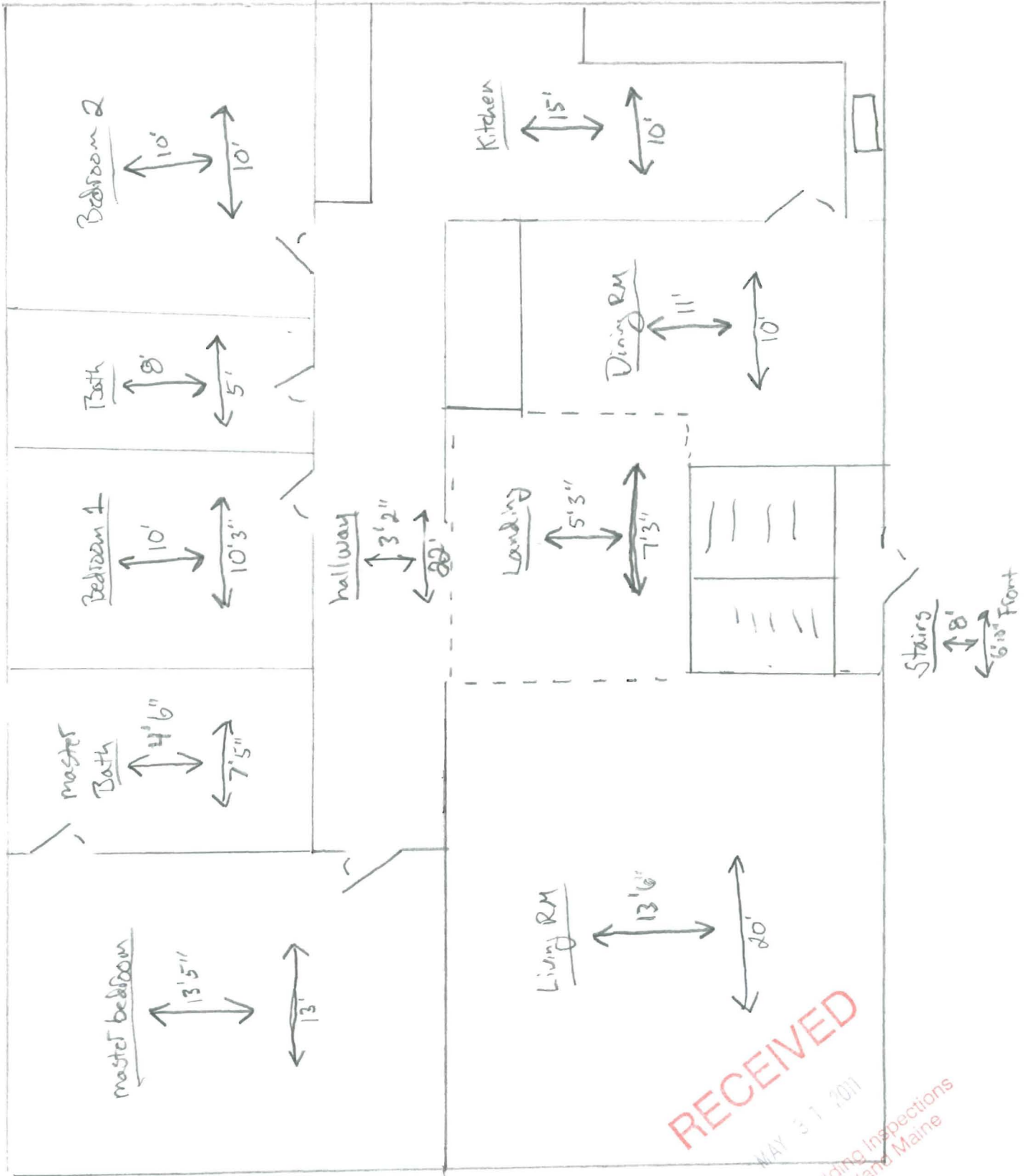
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MAY 31 2011
 Dept. of Building Inspections
 City of Portland Maine

466 Ocean Ave Portland, ME 04103
Skolowicz

Back

4P



28'

RECEIVED

MAY 31 2011
Dept. of Building Inspections
City of Portland Maine

DEED OF SALE BY PERSONAL REPRESENTATIVE

KNOW ALL BY THESE PRESENTS, That I, *Gloria J. Fowler*, of 301 Park Road, Westbrook County, State of Maine, duly appointed and acting Personal Representative of the **ESTATE OF BETTY L. BILLINGS**, deceased testate, as shown by the Probate records of the County of Cumberland, Maine, by the power conferred by the Probate Code and every other power, including but not limited to the authority to sell any property without first giving notice to any person as provided under Section 3-711 of said Code, as provided in the Last Will and Testament of BETTY L. BILLINGS, for consideration paid, grant to **ALICIA E. SMILOWICZ** of Portland, County of Cumberland and State of Maine, whose mailing address is 11 Williams Street Unit 1, the real property in the City of Portland, County of Cumberland and State of Maine, described as follows:

Two certain lots of land with the buildings thereon located on Ocean Avenue in Portland, Maine and being Lots numbered 1 and 2 as shown on the Plan of Ocean Park Homes Inc. of November of 1941 by H. I. Jordan and recorded in the Cumberland County Registry of Deeds in Plan Book 28, Page 18 (the "Plan").

AND

A certain parcel of land located on Victor Road in Portland, Maine being the southeasterly half of lot 3 as shown on the Plan of Ocean Park Homes Inc. of November of 1941 by H. I. Jordan and recorded in the Cumberland County Registry of Deeds in Plan Book 28, Page 18 (the "Plan"), bounded and described as follows:

Beginning on the southwesterly sideline of Victor Road at the northerly corner of Lot 2 as shown on the Plan, which Lot 2 is now or formerly owned by Robert E. Billings and Betty L. Billings;

Thence running southwesterly along the northwesterly sidelines of Lots 2 and 1 as shown on the Plan, now or formerly owned by Robert E. Billings and Betty L. Billings, a distance of 120 feet more or less to the southerly corner of Lot 3 as shown on the Plan;

Thence running northwesterly along the southwesterly boundary of Lot 3 as shown on the Plan a distance of 30 feet to a point;

Thence running northeasterly along a line parallel to and located 30 feet distant from the northwesterly sidelines of Lots 1 and 2 a distance of 120 feet more or less to southwesterly sideline of Victor Road;

Thence running southeasterly a distance of 30 feet along the southwesterly sideline of Victor Road to the point of beginning.

RECEIVED

JUN - 9 2011

Dept. of Building Inspections
City of Portland Maine

Subject to and together with the benefit of a perpetual shared surface water drainage easement 10 feet in width extending out 5 feet on either side of the common boundary line between the property herein and the retained land now or formerly of Ocean 466, LLC, running from Victor Road a distance of 120 feet to the rear boundary of said Lot 3, including the right to divert and flow surface waters into said drainage easement, to alter and grade the surface of the earth, to install piping and drains, and to mow and remove vegetation and any other obstacles to the flow of surface waters, which shared easement shall be for the mutual benefit of Ocean, 466, LLC and Robert E. Billings and Betty L. Billings, their respective heirs, successors and assigns.

By their acceptance of this deed, the Grantees herein agree that they will not interfere with or object to the construction of a single family residence and associated improvements on or to the alternation of the surface of or the filling of the retained land now or formerly of Ocean 466, LLC, being Lot 4 and the northwesterly half of Lot 3 as shown on the Plan, and upon request will affirmatively support the construction of such improvements to applicable governmental authorities

Meaning and intending to describe and convey the same premises as conveyed to Robert F. Billings and Betty L. Billings by Deed of Raymond P. McCann dated 12/2/2005 and recorded with the Cumberland County Registry of Deeds in Book 23471, Page 345. Reference is also made to a Warranty Deed from Ocean 466, LLC to Robert E. Billings and Betty L. Billings dated December 6, 2005 and recorded in Book 23471, Page 347. Robert F. Billings deceased May 10, 2007 leaving Betty L. Billings as sole surviving joint tenant. Betty L. Billings deceased on September 19, 2010.

WITNESS our hands and seals as of the 12 day of May, 2011

SIGNED, SEALED AND DELIVERED

in the presence of:



Gloria J. Fowler as
Personal Representative
ESTATE OF BETTY L. BILLINGS

STATE OF Maine
COUNTY OF Cumberland, ss.

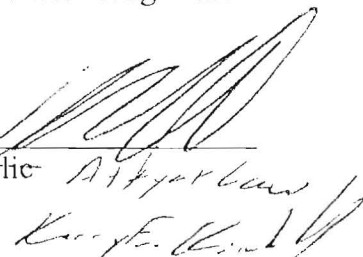
May 12, 2011

Personally appeared the above-named Gloria J. Fowler as Personal Representative of the ESTATE OF BETTY L. BILLINGS, and acknowledged the foregoing to be her free act and deed in her said capacity.

Before me,

Notary Public

Print:





CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

5.21 20 11

Received from Melicia Smiley

Location of Work 466 Oak

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 205

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 159-D-22

Check #: 468

Total Collected \$ 205

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy