

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 100305

Please Read Application And Notes, If Any, Attached

This is to certify that POST-BRADFORD B

has permission to Change of use in unit #2 to unit #2 w/ home occupation for carpenter/designer

AT 700 WASHINGTON AVE unit #2 CBL 168 C005001

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. APR 14 2010  
Health Dept. \_\_\_\_\_  
Appeal Board City of Portland  
Other \_\_\_\_\_  
Department Name

*[Handwritten Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 10-0305	Issue Date:	CBL: 168 C005001
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Location of Construction: 700 WASHINGTON AVE unit#2	Owner Name: POST BRADFORD B	Owner Address: 21 RAMSDELL RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use Home Occupation	Zone: R-5 Prime

Past Use: 3 unit Building	Proposed Use: 3 Unit Building w/ home occupation unit#2 - Change of use in unit #2 to unit#2 w/ home occupation for caprenter/designer	Permit Fee: \$225.00	Cost of Work: \$225.00	CEO District: 4	R-3 Sub.
<p><i>legal use - 3 family residential</i></p>		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: SB		
Proposed Project Description: Change of use in unit #2 to unit#2 w/ home occupation for caprenter/designer (with no actual carpentry work at this location)		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)					
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied					
Signature:			Date:		

Permit Taken By: Idobson	Date Applied For: 03/30/2010	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>		<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District 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
<b>PERMIT ISSUED</b>		Date: <i>3/30/10</i>	Date: <i>[Signature]</i>	Date: <i>[Signature]</i>

**PERMIT ISSUED**

APR 14 2010

City of Portland

**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: 10-0305	Date Applied For: 03/30/2010	CBL: 168 C005001
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Location of Construction: 700 WASHINGTON AVE unit#2	Owner Name: POST BRADFORD B	Owner Address: 21 RAMSDELL RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use Home Occupation	

Proposed Use: 3 Unit Building w/ home occupation unit#2 - Change of use in unit #2 to unit#2 w/ home occupation for caprenter/designer	Proposed Project Description: Change of use in unit #2 to unit#2 w/ home occupation for caprenter/designer
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 03/30/2010
Note:	Ok to Issue: ✓		
<ol style="list-style-type: none"> <li>1) During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.</li> <li>2) Separate permits shall be required for any new signage using the Home Occupation guidelines.</li> <li>3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen smks. etc. Without special approvals.</li> <li>4) This property shall remain a three family dwelling with a home occupation for an office for home design/carpentry business with the issuance of this permit and subsequent issuance of a certificate of occupancy.. Any change of use shall require a separate permit application for review and approval.</li> <li>5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that only paperwork and office work will be done at the residence No carpentry is being done at this location, only at other field locattions.</li> </ol>			
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 04/14/2010
Note:	Ok to Issue: ✓		
<ol style="list-style-type: none"> <li>1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.</li> </ol>			

**PERMIT ISSUED**

APR 14 2010

City of Portland

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspection 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 with construction.

  X   Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.  
NOTE: There is a \$75.00 fee per inspection at this point.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.**

PERMIT ISSUED

APR 14 2010

City of Portland



# 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>700 WASHINGTON AVE., PORTLAND, APT. # 2</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>168</u> Block# <u>C</u> Lot# <u>5</u>	Applicant <u>must be owner, Lessee or Buyer</u> Name <u>BRAD POST</u> Address <u>700 WASHINGTON AVE</u> <u>APT. 2</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>653-9424</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ <u>225.00</u>
Current legal use (i.e. single family) <u>3 UNIT BUILDING</u> If vacant, what was the previous use? Proposed Specific use: <u>PRIMARY RESIDENCE AND OFFICE SPACE</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>OFFICE SPACE FOR A CARPENTER/DESIGNER.</u>		
Contractor's name: <u>N/A</u> Address: City, State & Zip: Telephone: Who should we contact when the permit is ready: <u>BRAD POST</u> Telephone: <u>653-9424</u> Mailing address: <u>700 WASHINGTON AVE, APT 2, 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](http://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 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.

**RECEIVED**

Signature: [Signature] Date: 3/30/16 MAR 30 2016

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

Dept. of Building Inspections  
City of Portland Maine

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

3/24/2010

Dear Ms. Schmuckal:

I am requesting a permit to allow me the use of my residence at 700 Washington Ave., apt. 2, as a home occupation. I intend to have a home office there for my Carpentry/home design business. This occupation would be similar to occupations like Architects and cabinetmakers that are listed in Sec 14-410 of the Portland Zoning Ordinances.

The following is an explanation of how my home occupation meets the criteria listed under item (1) of the same.

1. My home occupation will occupy approximately 160 square feet (10%) of floor area of the residence.
2. No goods will be stored, displayed or be visible from outside the residence.
3. Storage of the material necessary to perform my occupation is minimal and included in the 160 square feet of floor space mentioned above.
- 4. There will be a small sign not to exceed a total of 2 square feet.
5. No exterior or interior alterations will be needed for this office.
6. Since I will not be meeting my clients at my residence, no additional parking is necessary.
7. No objectionable effects will result from my home occupation. I will not be doing any carpentry there – as I work in the field. Only paperwork and office work will be done at the residence.
8. I will not require the service of any employees.
9. No heavy vehicles exceeding a gross vehicle weight of six thousand pounds shall be stored on the property in connection with the home occupation.

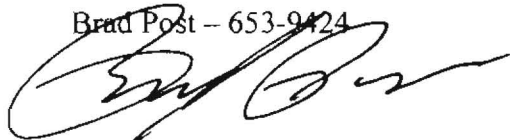
*Needs 2  
separate  
permits*

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.

Please find attached a copy of a floor plan showing my entire dwelling and area of the home occupation space. Also, you will find the floor plans for the other floors of my apartment building. I am the owner of the building.

Thank you for your assistance,

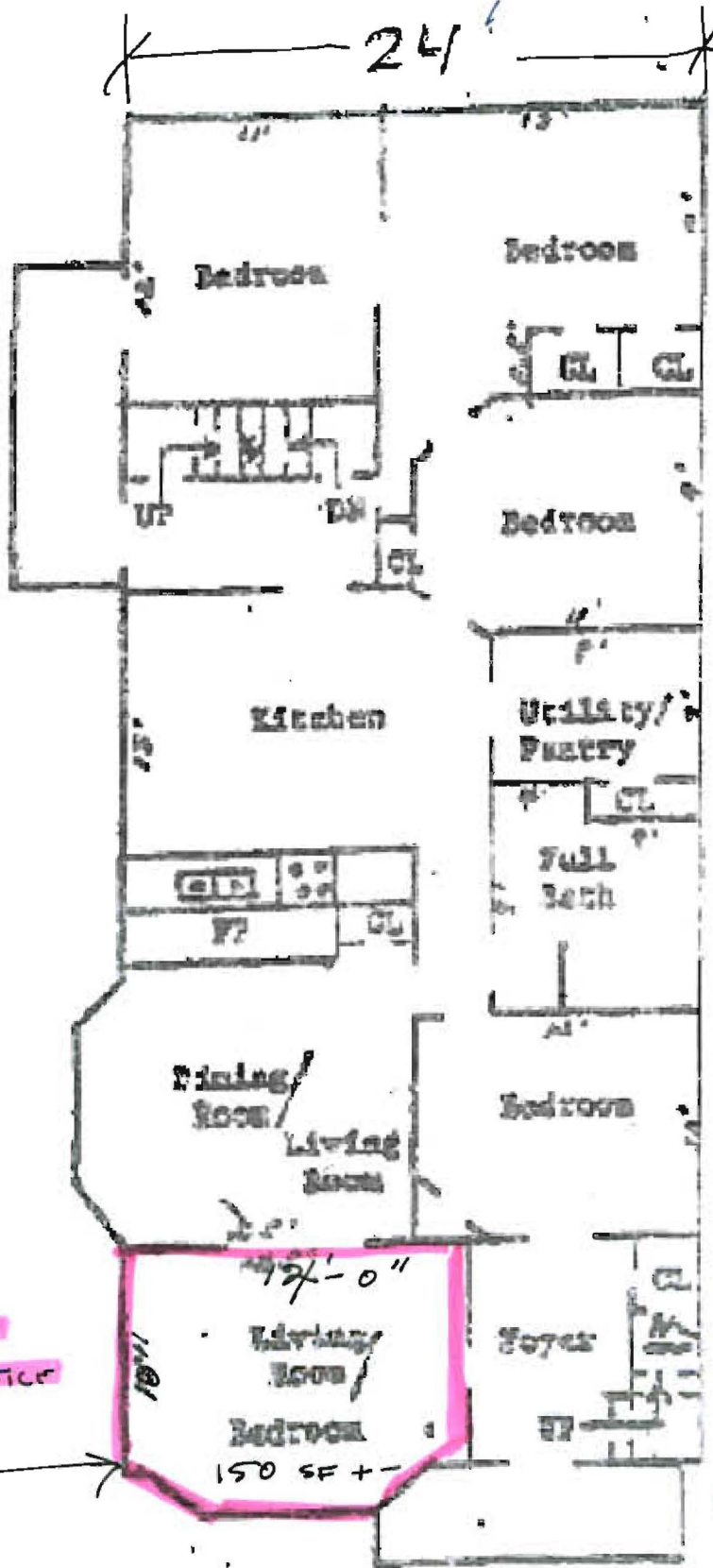
Brad Post – 653-9424



RECEIVED

MAR 30 2010

Dept. of Building Inspections  
City of Portland Maine



$$24 \times 60 = 1440 \text{ ft}^2$$

$$150 \text{ ft}^2 \div 1440 = 10.4\%$$

60

700 WASHINGTON  
AVENUE  
PORTLAND, ME

2ND FLOOR

**RECEIVED**

MAR 30 2010

Dept. of Building Inspections  
City of Portland Maine

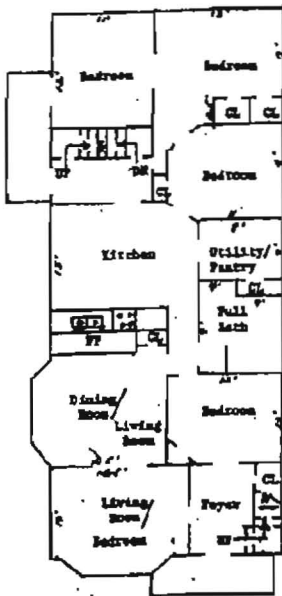
Proposed  
Home Office



PLAN OF IMPROVEMENTS

700 Washington Avenue  
Portland, Maine

24



FIRST FLOOR

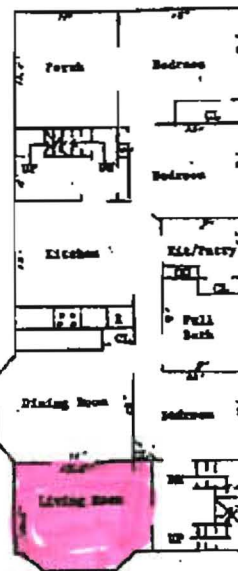
Scale 1"=30'

Foot

24-47

PLAN OF IMPROVEMENTS

700 Washington Avenue  
Portland, Maine



SECOND FLOOR

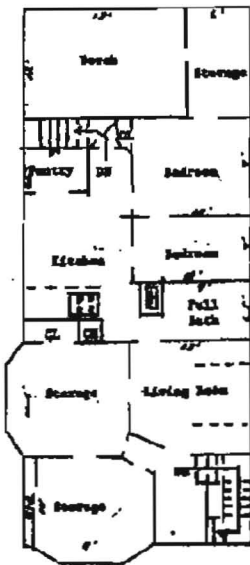
Scale 1"=30'

MY UNIT - 2ND FLOOR

14

PLAN OF IMPROVEMENTS

700 Washington Avenue  
Portland, Maine



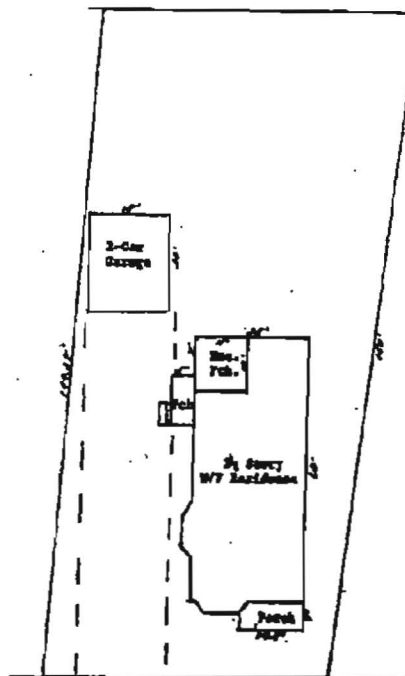
THIRD FLOOR

Scale 1"=30'

10

FLOOR PLAN

700 Washington Avenue  
Portland, Maine



25' x 60' = 1500'

WASHINGTON AVENUE

Scale 1"=30'