

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 071451

Please Read Application And Notes, If Any, Attached

This is to certify that Gail E. Hannon

has permission to Change of use to single family with home occupation - massage therapy and personal training.

AT 884 WASHINGTON AVE 170 B011001

PERMIT ISSUED
DEC - 4 2007
CITY OF PORTLAND

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 occupied or closed-in. HEAVY 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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Handwritten Signature]
12/4/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

_____ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

_____ **Footing/Building Location Inspection:** Prior to pouring concrete

_____ **Re-Bar Schedule Inspection:** Prior to pouring concrete

_____ **Foundation Inspection:** Prior to placing ANY backfill

_____ **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

_____ **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.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

_____ **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

_____ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

David E. Hanson
Signature of Applicant/Designee

12/4/07
Date

Renee Wainwright
Signature of Inspections Official

12-4-07
Date

CBL: 170 B011

Building Permit #: 071451

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1451	Issue Date:	CBL: 170 B011001
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Location of Construction: 884 WASHINGTON AVE	Owner Name: Gail E. Hannon	Owner Address: 47 Roundabout Lane	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use Home Occupation	Zone: R-5

Past Use: Single family residence	Proposed Use: Single family residence with home occupation - massage therapy and personal training	Permit Fee:	Cost of Work: \$0.00	CEO District: 4
Proposed Project Description: Change of use to single family with home occupation - massage therapy and personal training .		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SE</i>	
		Signature: <i>[Signature]</i>		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		

Permit Taken By: lmd	Date Applied For: 11/20/2007	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	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"/> <i>OK w/ conditions</i> Date: <i>12/3/07 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 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 <i>ABM</i> Date: _____
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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: 07-1451	Date Applied For: 11/20/2007	CBL: 170 B011001
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Location of Construction: 884 WASHINGTON AVE	Owner Name: Gail E. Hannon	Owner Address: 47 Roundabout Lane	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use Home Occupation	

Proposed Use: Single family residence with home occupation - massage therapy	Proposed Project Description: Change of use to single family with home occupation - message therapy
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 12/03/2007
Note: Original application was for massage therapy and personal training. Can only have one home occupation not two. Left voicemail for Linda Dambrie and told her this. She left voicemail saying she would just do massage therapy and she submitted a revised application on 12/3/07 saying it was just massage therapy.			
<ol style="list-style-type: none"> 1) This property shall remain a single family dwelling with a home occupation for massage therapy. Any change of use shall require a separate permit application for review and approval. 2) During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained. 3) Separate permits shall be required for any new signage. 			
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 12/04/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.			

Comments: 11/30/2007-amachado: Left message for Linda Dambrie. Can only have one home occupation, not two. Need to know the floor area of the second floor to see how she has 1535 square feet.



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>884 Washington Ave</u>		
Total Square Footage of Proposed Structure/Area <u>1545 sq'</u>		Square Footage of Lot <u>11020.68</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>170 B 11</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Linda Dambrie</u> Address <u>884 Washington Ave</u> City, State & Zip <u>Portland, Maine 04102</u>	Telephone: <u>207 774 7353</u>
Lessee/DBA (If Applicable) <u>Center of Health & Fitness</u>	Owner (if different from Applicant) Name <u>Quil Hannon</u> Address <u>47 Roundabout Lane</u> City, State & Zip <u>Portland, Me 04102</u>	Cost Of Work: \$ <u>N/A</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Home occupation</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>massage therapist</u>		
Contractor's name: <u>N/A</u> <u>DEC 3 2007</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

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: <u>Linda Dambrie</u>	Date: <u>11/19/07</u>
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This is not a permit; you may not commence ANY work until the permit is issue

Ms. Marge Schmuckal
Zoning Administrator
Dept. Of Urban Development
City of Portland
389 Congress St
Portland, ME 04101

Dear Ms. Schmuckal,

I am requesting a permit to allow me to use my residence at 884 Washington Avenue for a home occupation.

I intend to serve as a therapeutic massage therapist and personal trainer offering a myriad of modalities to individual clients. (See revised application 12/3/07. Section 6 # 9 of 14-410)

- 1132- A. My home occupation will occupy approx. 264 square feet = approx. ^{16%} 17% of floor area of the total 1535 square feet of the residence.
- B. No goods will be stored, displayed or be visible from outside the residence.
- C. Storage of the material necessary to perform my occupation is minimal and is included in the 198.5 square feet of floor space mentioned above.
- D. There will be no external storage related to my home occupation.
- E. No interior or exterior alterations to the residence are necessary.
- F. Since I will be meeting with one client at a time, no additional parking is necessary. - shows ample parking w/ plot plan
- G. No objectionable effects will result from my home occupation.
- H. I will not require the service of any employees.
- I. Since I will be meeting with only one client at a time, no substantial traffic will be generated by my home occupation.
- J. No vehicles even nearing a gross weight of 6,000 pounds are necessary for my home occupation.

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.

Attached you will find a floor plan showing my entire dwelling with area of home occupation space as well as a letter from Gail E. Hannon, the owner of the building, granting me permission to conduct a home occupation on the premises.

Thank you for your assistance in this matter.

Sincerely,

Linda Dambrie 11/19/07

Linda. Dambrie

Ms. Marge Schmuckal
Zoning Administrator
Dept. Of Urban Development
City of Portland
389 Congress St
Portland, ME 04101

DEC 3 2007

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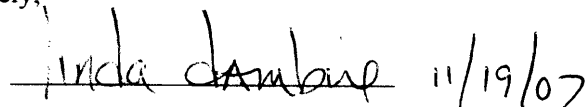
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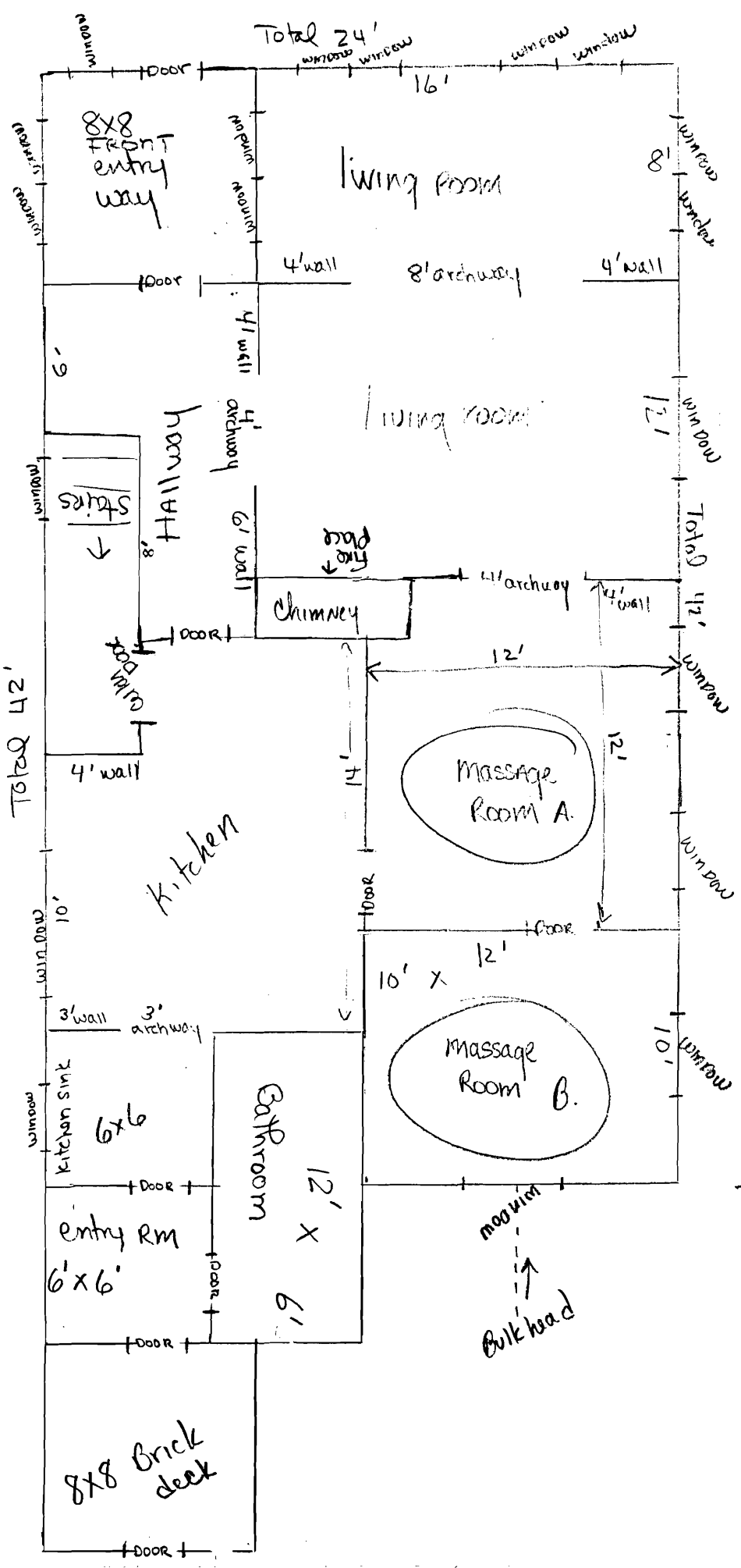
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Thank you for your assistance in this matter.

Sincerely,

 Linda Dambrie 11/19/07

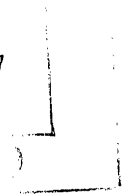
Linda Dambrie



first floor 1016 living area

~~24 x 36 = 864~~
~~6 x 12 = 72~~

NOV 20 2007



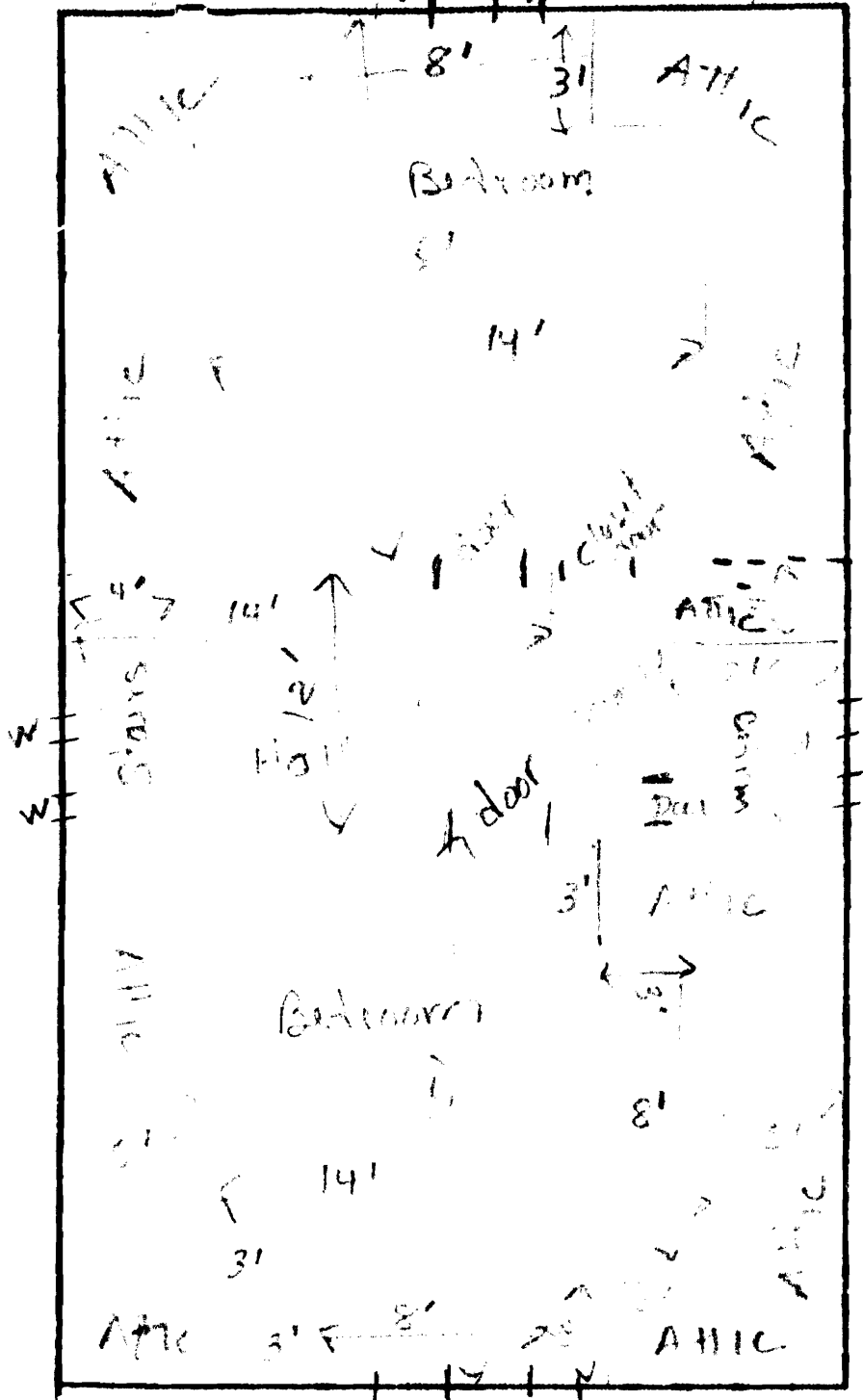
A approx 12x12 = 144 sq'

B approx 10x12 = 120 sq'

total home occupation

264 sq'

Washington Ave



$$\begin{array}{r} 8 \times 3 = 24 \\ 12 \times 14 = 168 \\ \hline 192 \end{array}$$

160 sq' (est.)

DEC 3 2007

$$14 \times 17 = 168$$

64 sq' (est.)

$$8 \times 8 = 64$$

$$\begin{array}{r} 192 \\ 192 \\ 168 \\ 64 \\ \hline 616 \end{array}$$

180-29' (est.)

Hall 123 sq'

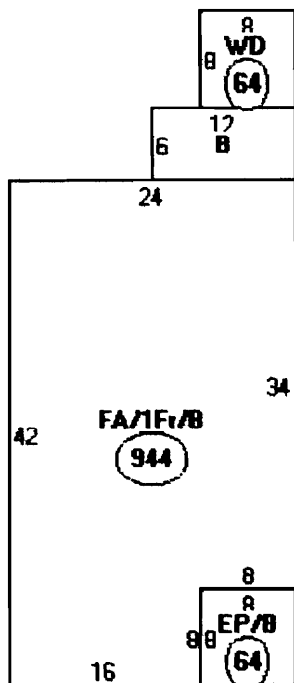
$$\begin{array}{r} 160 \\ 64 \\ 183 \end{array}$$

208

$$\begin{array}{r} 505 \\ \hline 1545 \end{array}$$

1080 sq' (est.)

$$\begin{array}{r} 1080 \\ - 64 \text{ Front entry} \\ \hline 1016 \\ - 36 \text{ Back entry} \\ \hline 980 \end{array}$$



Descriptor/Area

A: FA/1Fr/B
944 sqft

B: 1Fr/B
72 sqft

C: WD
64 sqft

D: EP/B
64 sqft

> 1016

Return to:

Gail E. Hannon
884 Washington Avenue
Portland, ME 04103

NOV 29

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, **Louis S. Napoleone and Lori J. Napoleone**, of 884 Washington Avenue, Portland, ME 04103, for consideration paid, grant to **Gail E. Hannon**, of 47 Roundabout Ln., Portland, ME 04102, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A.


MEANING and INTENDING to describe and convey the same premises conveyed to the grantors herein by deed of Louise R. Dambrie, Alfred I. Leo and Rose B. Esposito dated 11/12/96 recorded at Book 12817, Page 224 in the Cumberland County Registry of Deeds.

MAINE REA. ESTATE TAX PAID

Executed this 28th day of September, 2007.



Louis S. Napoleone

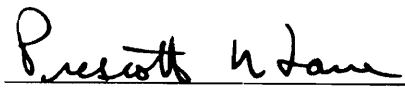


Lori J. Napoleone

State of ME
County of Cumberland

9 / 28 /2007

Then personally appeared before me the said Louis S. Napoleone and Lori J. Napoleone and acknowledged the foregoing to be their voluntary act and deed.



~~Notary Public/Justice of The Peace~~
Commission expiration:



PRESCOTT N. LANE
ATTORNEY AT LAW
MAINE BAR # 007236

November 17, 2007

47 Roundabout Ln
Portland,
ME 04102

City of Portland
389 Congress Street
Portland,
ME 04101

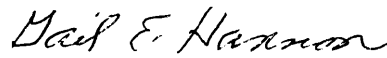
Good Morning,

I am the owner of the single family dwelling located at 884 Washington Avenue, Portland, ME 04103..

I hereby give permission to my tenant, Linda A. Dambrie, to conduct her Home Occupation on the premises.

If you have any questions please contact me at (207) 233-5905.

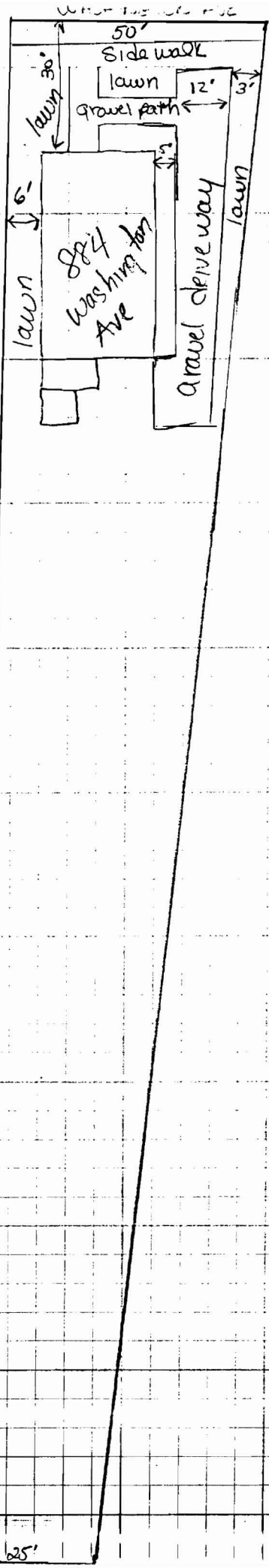
Sincerely,

A handwritten signature in cursive script that reads "Gail E. Hannon". The signature is written in black ink and is positioned above a horizontal line.

Gail E. Hannon

6'

307.86



$6' + 24' + 5' + 12' + 3' = 50'$
 to property line
 Horse
 garden & lawn
 driveway
 to property line

25'

enlarged plot plan

31' to street

20' to prop. to line

6' to property line

8'

16'

5' of lawn

12' of driveway

3' to property line

8'

42'

24'

6'

cellar
Gilkwad

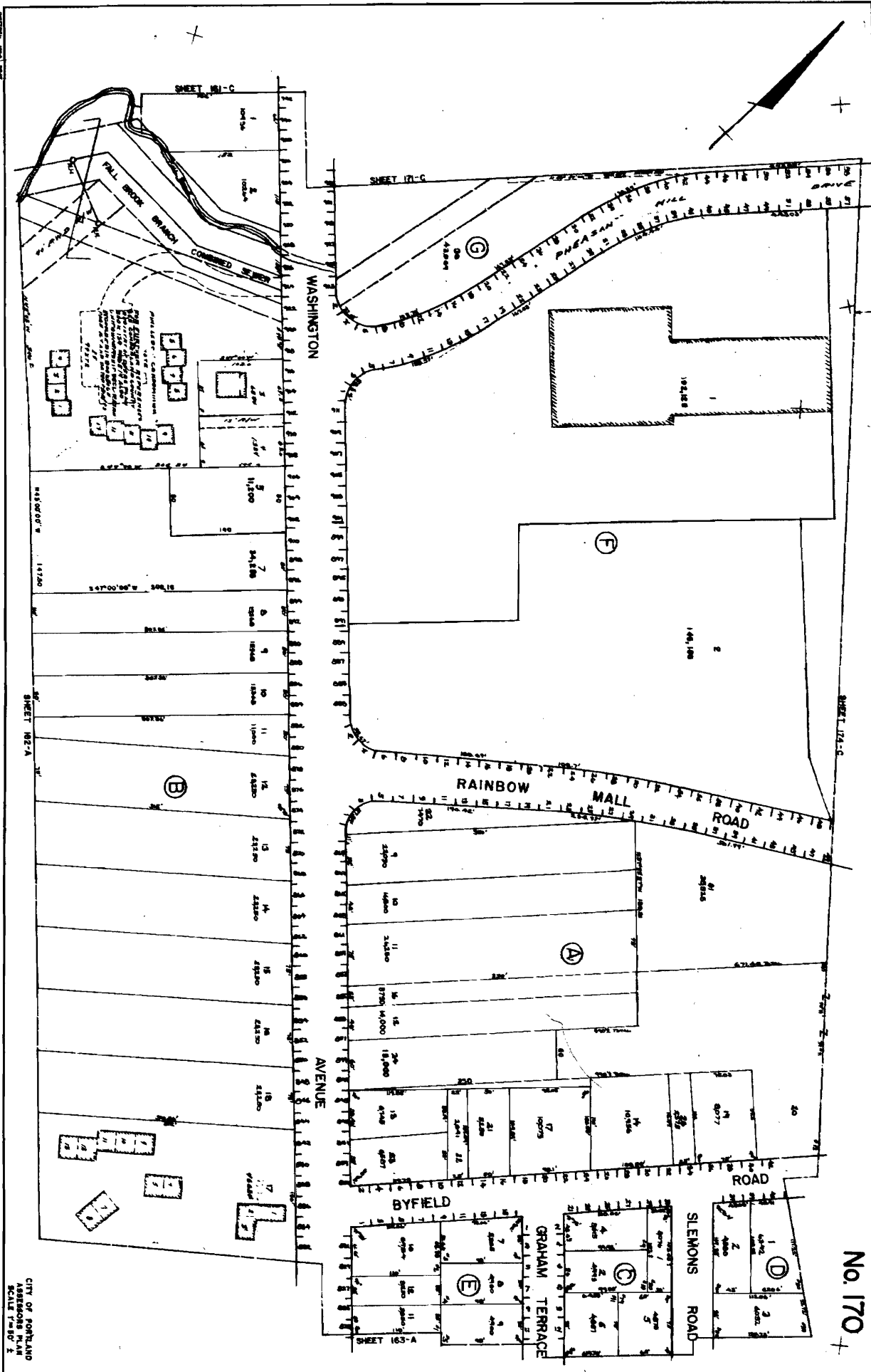
8'

8'

for
walkway

Gravel driveway

6'



No. 170

CITY OF PORTLAND
 ASSESSOR'S PLAN
 SCALE 1"=50'
 REPLACED - 7-20-73