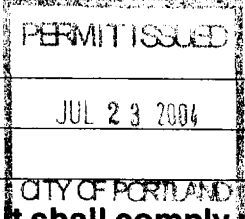


# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION PERMIT

Please Read  
Application And  
Notes, if Any,  
Attached

Permit Number: 040801



This is to certify that Flynn E Lyle/Stephen Brann  
has permission to add 1/2 bath, renovate bath & kitchen  
AT 607 Brighton Ave 184 B002001

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 altered or otherwise used-in. HOUR NOTIFICATION 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 \_\_\_\_\_  
DepartmentName

*[Signature]* 7/22/04  
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: 04-0801	Issue Date: JUL 25 2004	CBL: 184 B002001
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Location of Construction: 607 Brighton Ave	Owner Name: Flynn E Lyle	Owner Address: 61 Lawn Ave	Phone: 773-2631
Business Name:	Contractor Name: Stephen Brann	Contractor Address: Freeport	Phone: 2073290910
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use Home Occupation	Zone: R-3

Past Use: Office	Proposed Use: Single family residence with home occupation <i>professional consulting (financial)</i> =A	Permit Fee: \$516.00	Cost of Work: \$30,000.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>BOCA 1999</i>	

Proposed Project Description:  
add 1/2 bath, renovate bath & kitchen, ~~add 1/2 bath, renovate bath & kitchen~~ *etc*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
Action:  Approved  Approved w/Conditions  Denied  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: jodinea	Date Applied For: 06/14/2004	<b>Zoning Approval</b>	
-----------------------------	---------------------------------	------------------------	--

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
1.	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
2.	<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
3.	<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
	Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
	Date: <i>7/13/04</i>	Date: _____	Date: _____

## 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

<b>Permit No:</b> 04-0801	<b>Date Applied For:</b> 06/14/2004	<b>CBL:</b> 184 B002001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 607 Brighton Ave	<b>Owner Name:</b> Flynn E Lyle	<b>Owner Address:</b> 61 Lawn Ave	<b>Phone:</b> ( ) 773-2631
<b>Business Name:</b>	<b>Contractor Name:</b> Stephen Brann	<b>Contractor Address:</b> Freeport	<b>Phone:</b> (207) 329-0910
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use Home Occupation	

<b>Proposed Use:</b> Single family residence with home occupation	<b>Proposed Project Description:</b> add 112 bath, renovate bath & kitchen
--	---

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 07/13/2004

**Note:** 7/8/04 everything is ok except the shed which is over 100 sq ft and would need to be 8' from the side and 25' from the rear - I left a message with Mr. Flynn      **Ok to Issue:**

7/13/04 I received a letter reducing the shed to 8 x 12 so it could have a 5' min setback on rear and side

- 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 with a home occupation for a professional financial consulting services after the issuance of this permit. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) Separate permits shall be required for any new signage under the home occupation guidelines. The existing free standing sign shall be removed with this change of use permit.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 07/22/2004

**Note:**      **Ok to Issue:**

- 1) This permit does NOT include the proposed shed and deck. An ammendment will be filed when plans are complete and submitted.
- 2) As discussed, there will be no clients/customers in the home office.
- 3) As discussed, the header size over the new slider must be a minimum of 2- 2" x 10"s.

# 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.

Total Square Footage of Proposed Structure <b>1,248</b>		Square Footage of Lot <b>4950 sq. ft</b>	
Tax Assessor's Chart, Block & Lot Chart# <b>184-0-2</b> Block#      Lot#		Owner: <b>E. Lyle Flynn</b>	
Lessee/Buyer's Name (If Applicable)		Telephone: <b>773-2631</b>	
Applicant name, address & telephone: <b>E. Lyle Flynn 61 Lawn Ave. Portland, ME 04103</b>		cost of Work: \$ <b>30,000</b> Fee: \$ <b>291.00</b>	
Current use: <u><b>100% office</b></u>			
If the location is currently vacant, what was prior use: <u><b>Currently occupied</b></u>			
Approximately how long has it been vacant: _____			
Proposed use: <u><b>Single-Family Residence with Home Occupation</b></u>			
Project description: <u><b>modernize bathroom and kitchen, add 1/2 bath to basement, install sliding glass door and 12'x14' deck, install 8'x14' storage shed, replace fence</b></u>			
Contractor's name, address & telephone: <u><b>Stephen Brann, Freeport, Maine 329-0910</b></u>			
Who should we contact when the permit is ready: <u><b>Owner - E. Lyle Flynn</b></u>			
Mailing address: <u><b>61 Lawn Ave. Portland, ME 04103</b></u>			
We will contact you by phone when the permit is ready. You must come in and pick up the permit 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: <b>773-2631</b>			

**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. You are subject 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: <u><b>E. Lyle Flynn</b></u>	Date: <u><b>6/3/04</b></u>
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**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 4<sup>th</sup> floor of City Hall**

**E. Lyle Flynn**  
**61 Lawn Avenue**  
**Portland, ME 04103**  
**207-773-2631**

June 3, 2004

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

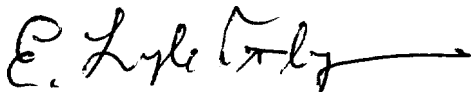
Dear Ms. Schmuckal:

I am enclosing applications for a building permit and a change in use permit for a home occupation in an existing commercial building that I am converting back to a residence. I am enclosing the following fees:

Building permit for \$30,000 in improvements	\$291.00 - ck # 0892
Change in Use permit for home occupation	\$150.00 } ck # 5136
Certificate of Occupancy permit	\$ 75.00 }
Total fees	\$516.00

There are no structural alterations being made to the property. The principal expense items are for a new kitchen, new bathroom, new closet in one of the bedrooms, new sliding glass door, 12' X 14' deck in the rear yard, new 8' X 14' portable storage shed, new 1/2 bath in the basement and the partitions for the home office and bath in the basement. All curtain wall partitions will be constructed of 2 X 4s and Sheetrock. Most of the construction work is being done by a professional building contractor and the plumbing and electrical work will be done by licensed professionals.

Regards,



E. Lyle Flynn

JUN 14 2004  
RECEIVED

JUN 8 2004

**E. Lyle Flynn  
61 Lawn Avenue  
Portland, ME 04103  
207-773-2631**

June 3, 2004

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

Dear Ms. Schmuckal:

I am requesting a permit to allow me the use of my planned new residence at 607 Brighton Ave. for a home occupation. I intend to continue operating my professional financial consulting business, Enterprise Resources Corporation, which I have been operating at this location since 1991, in an office to be constructed in the basement. I provide business planning and financing services to businesses and not-for-profit organizations. This is similar to the services provided by "accountants and auditors", "engineers", "lawyers" and related professional services all of which are permitted home occupations.

My preference would be to continue to operate the business as an approved office use in a Residential Professional zone and use the first two floors as my primary residence, but you had informed me earlier that the way to do this was to file for a change in use to a residence with a home occupation.

I have owned this building since 1991 and have operated it 100% as an office building with an office for my consulting firm and as rental office space for three tenants during the term of my ownership: Unterhalter & Company, Nail Touch and FMG Systems, Inc. I purchased the building from Peoples Heritage Bank which had taken it over from a prior office tenant owner. The building has been used for 100% office space since before 1990 and perhaps longer. I was informed that it was zoned for professional office space and found it to be occupied 100% by offices when I bought it. I therefore did not file for a change in use permit since I was continuing its use as office space.

Following is an explanation of how my home occupation meets the criteria of the zoning ordinance:

- My home occupation will occupy approximately 200 square feet in the basement and will constitute less than 11% of the total area of the two floors above grade and the basement.
- No goods will be stored or displayed or be visible from outside the residence.

- Storage of the material necessary to perform my occupation are minimal and included in the 200 square feet of space noted above.
  - If there is an external sign related to my home occupation on the outside of the building, it will be non-illuminated, will total two square feet or less in area and will not project more than one foot beyond the building.
  - The home occupation will not require any parking; however, the residence will contain three parking spaces and a turn around space in the rear yard.
  - No exterior alterations to the residence are necessary.
  - No traffic will be generated beyond that already occurring in the neighborhood
  - No objectionable effects will result from my home occupation
- I will not require the services of any employees, but in the event that I did, it would not consist of more than one non-resident employee
- No vehicles exceeding a gross vehicle weight of 6,000 pounds are necessary for my home occupation

My home occupation will be a secondary and incidental use of my residence. The external activity level will be dramatically lower than the dentist office on one side of my residence and the eye doctor office on the other side of my residence and the large volumes of heavy urban traffic that travel by less than 20 feet from my front door and will not conflict in any way with the commercial character of my neighborhood.

Attached you will find a plan of the basement showing the location and dimensions of my home occupation office. Thanks for your assistance in this matter.

Regards,



E. Lyle Flynn, Owner  
607 Brighton Ave.  
Portland, ME 04102

MORTGAGE LOAN INSPECTION PLAN

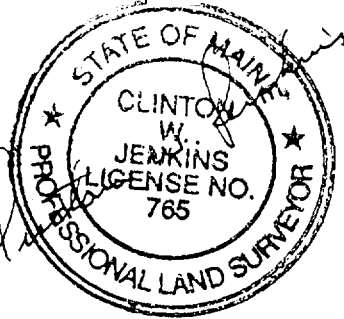
DATE July 25 1991 PROJ. 91146  
 PLAN 11 PAGE 11  
 COUNTY CUMBERLAND SCALE 1"=20'  
 CL 7631

TO THE LENDING INSTITUTION AND ITS TITLE INSURER

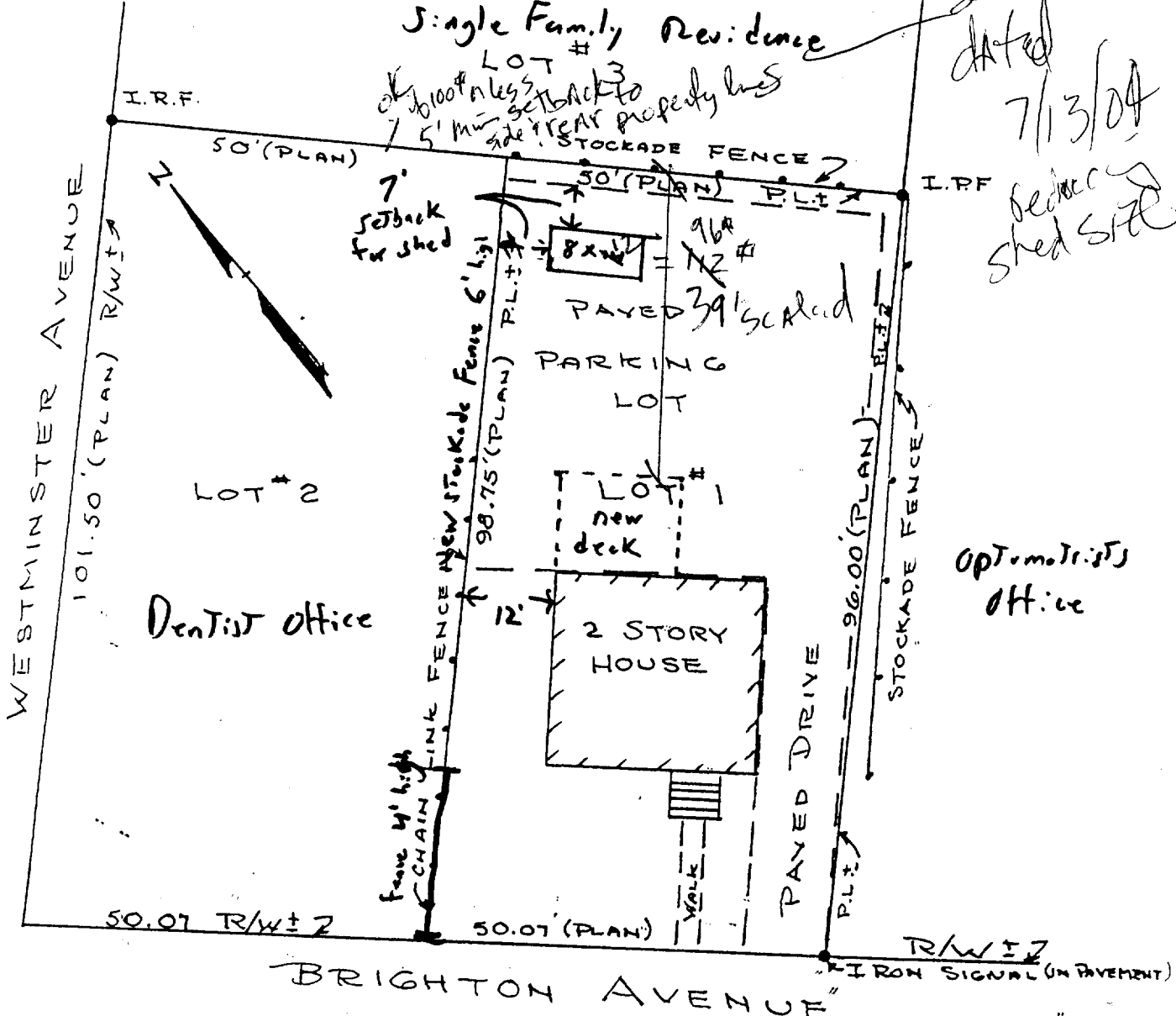
HEREBY CERTIFY THAT THE LOCATION OF THE DWELLING SHOWN ON THIS PLAN  
 DOES CONFORM WITH THE LOCAL ZONING LAWS IN EFFECT AT THE TIME OF  
 CONSTRUCTION. THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD  
 HAZARD ZONE.

THIS PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY. THE CERTIFICATIONS  
 ARE FOR MORTGAGE PURPOSES ONLY. THIS PLAN APPLIES ONLY TO CONDITIONS  
 EXISTING AS OF THE DATE SHOWN HEREON, AND DOES NOT SHOW ANY POSSIBLE  
 CONFLICTS WITH ADJUTING DEEDS. THIS PLAN IS NOT FOR RECORDING.

THIS CERTIFICATION IS LIMITED TO THIS PARTICULAR TRANSACTION ONLY AND THIS  
 SURVEYOR IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.



THIS IS NOT A LAND BOUNDARY SURVEY

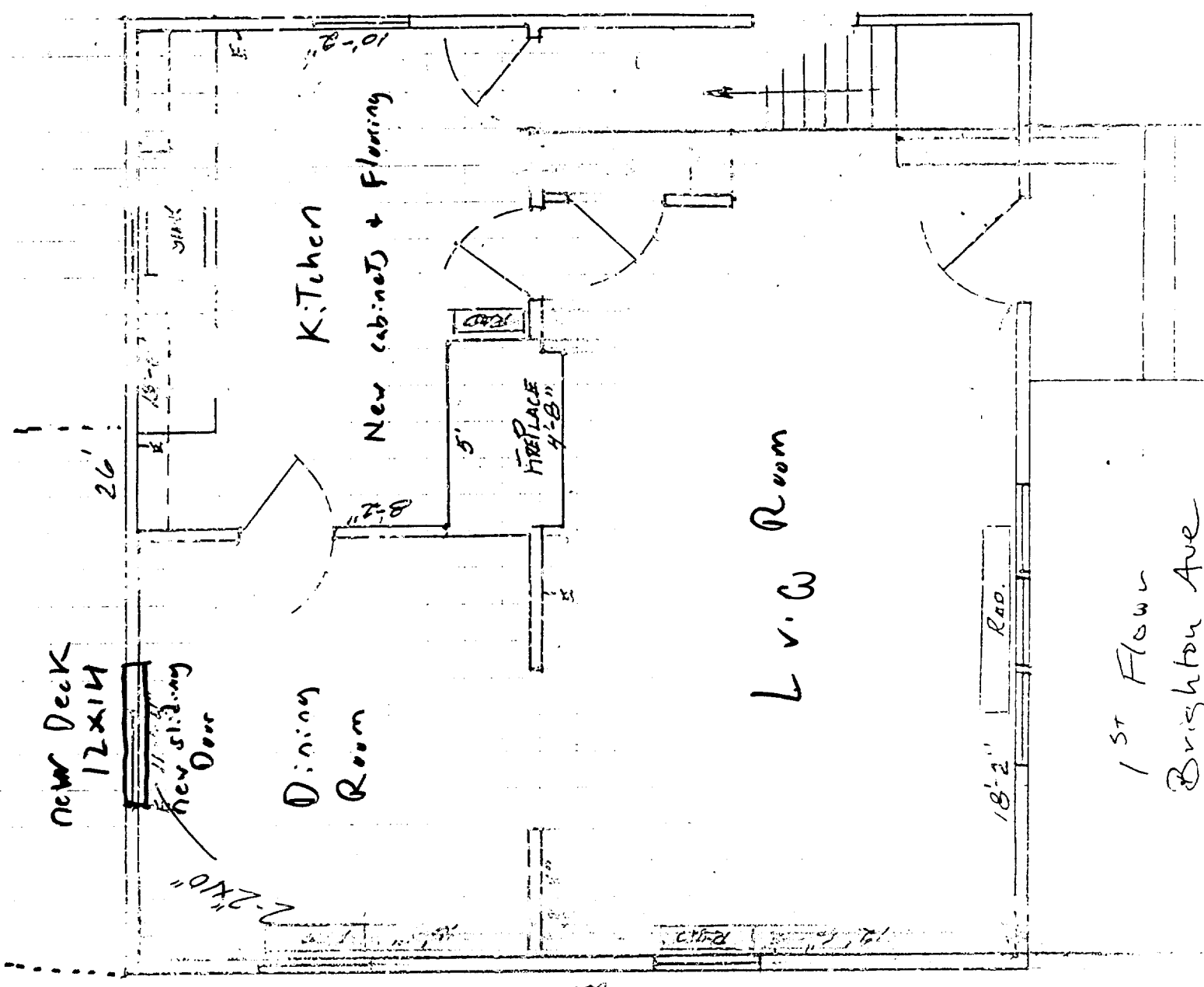


PROPERTY OF APEX, INC.  
 LOCATED AT # 607 BRIGHTON AVENUE, PORTLAND, MAINE.  
 PURCHASER - E. LYLE FLYNN.





607 Brighton Ave.



new Deck  
12x14

new sliding  
Door

Dining  
Room

Kitchen

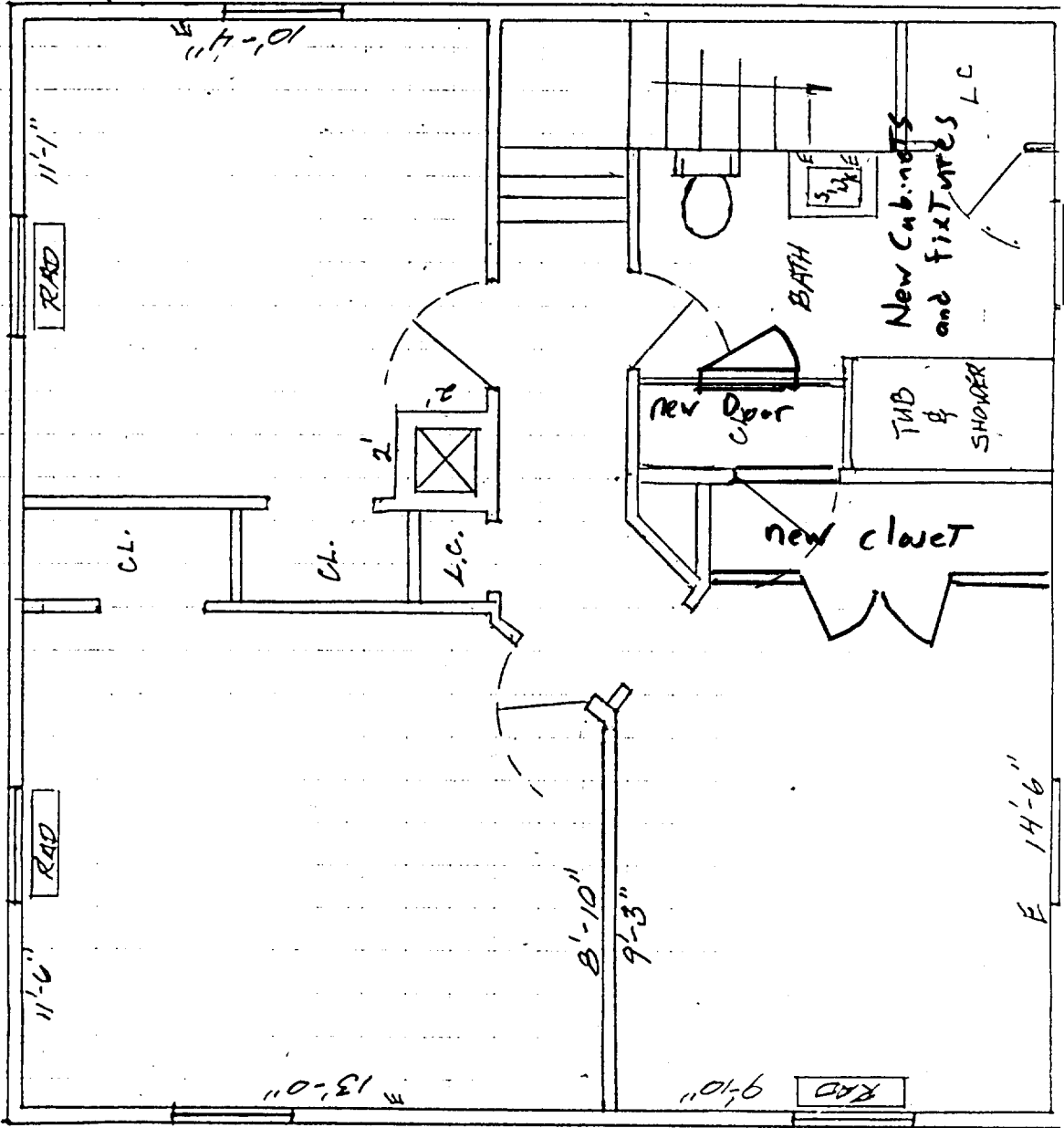
New cabinets + Flooring

FIREPLACE  
4'-8"

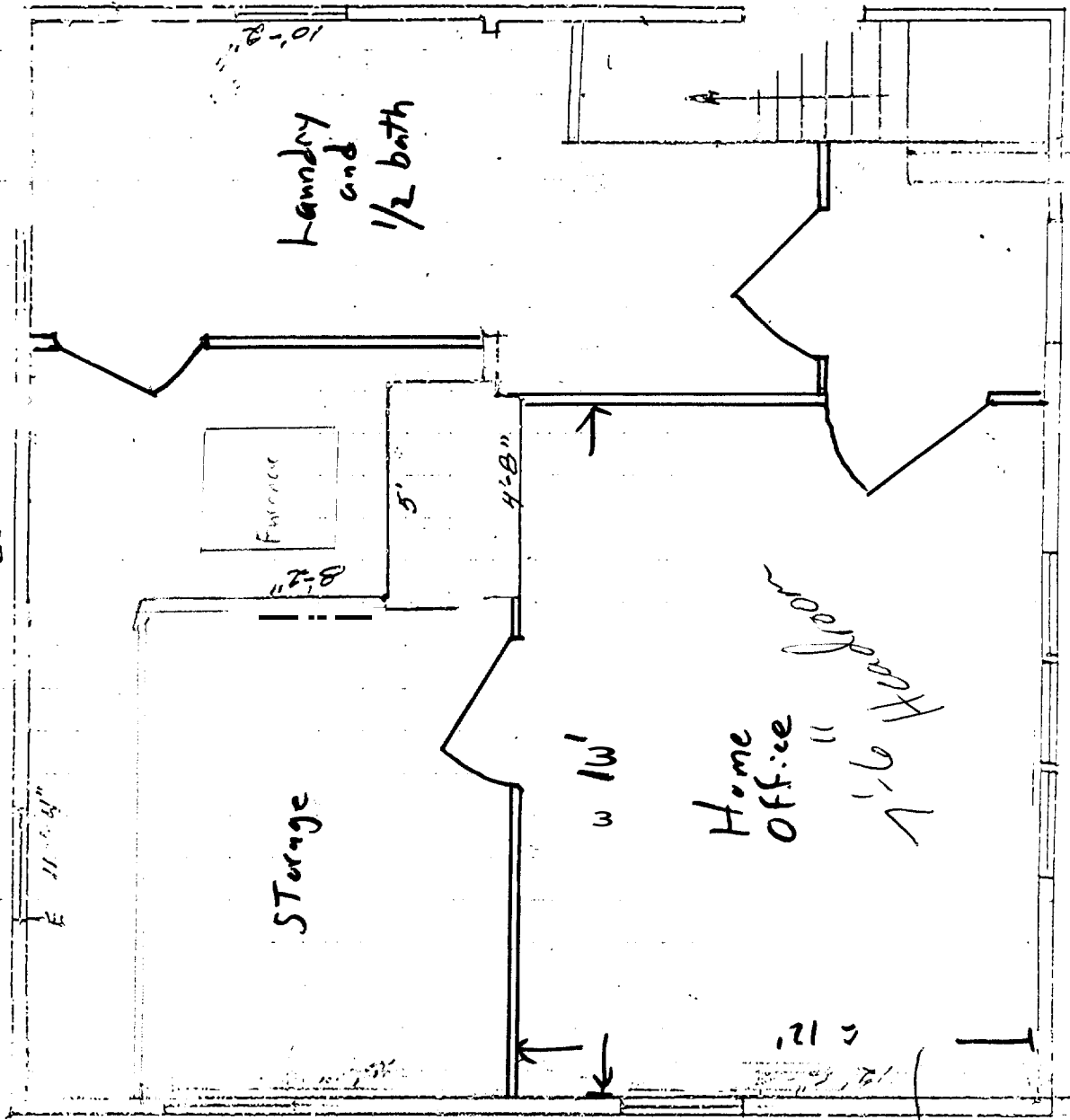
Living Room

18'-2" Rad.

1st Floor  
Brighton Ave



SECOND FLOOR  
(FRONT)



All partitions: 2x4 studs with sheetrock

Basement

Brighton Ave

36719

MAINE REAL ESTATE TAX PAID

QUITCLAIM DEED  
Without Covenant

Know all men by these presents, that Apex, Inc., a Maine corporation with a mailing address of PO Box 9540, Portland, ME 04112, in consideration of one dollar and other valuable consideration paid by E. Lyle Flynn of Portland, in the County of Cumberland and State of Maine, whose mailing address is 61 Lawn Avenue, Portland, Maine 04103, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said E. LYLE FLYNN, his heirs and assigns forever, a certain lot or parcel of land with any buildings thereon more particularly described as follows:

A certain lot or parcel of land situated in the City of Portland, in the County of Cumberland, State of Maine, being lot numbered one (1) on the plan of Edgeworth Park, made by J.A. Jones, dated May 1906, recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 11, to which plan reference is hereby made for a more particular description.

Meaning and intending to convey, and hereby conveying, the premises described in a Warranty Deed from Ethelind H. Botto to Apex, Inc. dated March 14, 1991, recorded in the Cumberland County Registry of Deeds.

TO have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said E. LYLE FLYNN, his heirs and assigns forever

In witness whereof, the said Apex, Inc., acting by Henry Bouchard, its Vice President duly authorized, has executed this instrument this 15 day of the month of August, 1991.

**E. Lyle Flynn**  
61 Lawn Avenue  
Portland, ME 04103  
207-773-2631

July 12, 2004

Ms. Marge Schmuckal  
Zoning Administrator  
Department of Urban Development  
City of Portland  
389 Congress St.  
Portland, ME 04101  
Fax 207-874-8716

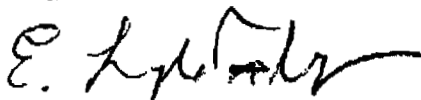
Re: Revision to Permit Application for 607 Brighton Ave.

Dear Ms. Schmuckal:

Following up on your call during my absence, I am writing to confirm a telephone message today that I am requesting that the application for a building permit for the renovations to 607 Brighton Ave. be revised to include a detached shed with the dimensions 8' by 12' for a total of 96 square feet to qualify for a setback of 7 feet from side and rear lot lines as are permitted for accessory structures of less than 100 square feet.

I will be submitting plans for the shed and deck to the building inspection office as soon as I can have them drafted.

Regards,



E. Lyle Flynn

