

Ann Machado - Permit #2013-00647, 1415 Congress St.

From: Ann Machado
To: th3djinn@aol.com
Date: 4/25/2013 12:53 PM
Subject: Permit #2013-00647, 1415 Congress St.

Joshua -

I have reviewed your permit to add the home occupation to your apartment at 1415 Congress St. There are a few things I need to complete my review.

1. It appears that Chris Smith has recently purchased the building. I need a copy of either his deed or his purchase and sales to show that he now owns the property since our records still show the owner as Ann Roderick. I also would like to talk to Chris about the use of the property. Can you have Chris call me?

2. I need clarification of the total square footage of your apartment. Plan A1.001.First Floor Plans gives the dimensions of all the rooms (Bedrooms 1 & 2, Kitchen, massage area, bathroom & 12' x 16' room). The total square footage I get for the first floor is 1124 sf. $273/1124 \text{ sf} + .24$ or 24% which meets the home occupation requirement of 25% total floor area for just the first floor. I'm unclear about Plan A1.002 Basement Floor Plan. Is this area part of your apartment? You state it is 113.5 sf. If I add that to the 1124 for the first floor the total is 1237.5 sf. The bottom of sheet A1.001 states that the total square footage is 1311.5. I'm not sure where that total comes from.

Ann

Ann Machado
Zoning Specialist
Planning & Urban Development
Portland City Hall
(207) 874-8709