

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

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**From:** Th3djinn <th3djinn@aol.com>  
**To:** AMACHADO@portlandmaine.gov  
**Date:** 8/29/2013 11:18 AM  
**Subject:** Re: Permit #2013-00647, 1415 Congress St.

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The floor area of the apartment is just the first floor. Using 1,124 as sq. ft., having 24.3% of the floor area. The proposed business space will be in the front part of the apartment facing congress st. (left side/ room 1). Roy Sheltra obtained the property through ACFP LLC quitclaim deed signed by Ann Roderick on April 19 of this year.

[https://me.uslandrecords.com/ME/Cumberland/\(X\(1\)S\(bpdsor20v4wpmz55uu4g1a55\)\)/ImageViewerEx.aspx](https://me.uslandrecords.com/ME/Cumberland/(X(1)S(bpdsor20v4wpmz55uu4g1a55))/ImageViewerEx.aspx)

-----Original Message-----

From: Ann Machado <AMACHADO@portlandmaine.gov>  
 To: Th3djinn <th3djinn@aol.com>  
 Sent: Thu, Aug 29, 2013 9:25 am  
 Subject: Re: Permit #2013-00647, 1415 Congress St.

Joshua -

I'm sorry that it has taken me time to get back to you. I'm still trying to catch up from vacation. I just left you a voicemail but I figured that I would email you too.

At this point your permit application is still incomplete.

1. It appears that Chris Smith and Roy Sheltra are the new owners. You have provided a letter from each of them giving you permission to have the home occupation. The point is, they are new owners. If the assessor's record does not have them as the current owner of the property we need a deed showing that they now own the property. The assessor's database has Ann Roderick as the current owner.
2. in your email dated 6/30/13 you state that the square footage of the basement can be discarded. Can you send me an email stating that the floor area of the apartment is just the first floor?
3. I understand that your apartment is the front part of the first floor. On plan A1.001 can you confirm that the front of the apartment facing Congress Street is where the proposed massage space is and bedroom 1?
4. The dimensions provided for the first floor add up to 1,124 square feet. Plan A1.001 states that the total square footage is 1311.5 square feet. I don't see where that number comes from. If you use 1,124 sf then the home occupation takes up 24.3% of the floor area. This meets the home occupation criteria but if this is the correct percent of floor area then you should revise part a of the cover letter.

I would be happy to meet with you if that would be easiest so that we could get this permit out of zoning and reviewed by a building plan reviewer for building code compliance.

Ann

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

>>> Th3djinn <[th3djinn@aol.com](mailto:th3djinn@aol.com)> 8/22/2013 2:25 PM >>>

Hello,

In this message I have attached the new landlord's permission to for use. Please let me know if there is anything else you will be needing. Are you able to e-mail me the copy of the permit as well as a physical copy via mail?

Thank you,  
Joshua D. Davis

-----Original Message-----

From: Ann Machado <[AMACHADO@portlandmaine.gov](mailto:AMACHADO@portlandmaine.gov)>  
To: Th3djinn <[th3djinn@aol.com](mailto:th3djinn@aol.com)>  
Sent: Mon, Jul 1, 2013 10:08 am  
Subject: Re: Permit #2013-00647, 1415 Congress St.

Joshua -

When you say that Chris is the co-owner, who is the other owner? The assessor's record lists the current owner as Ann P. Roderick. If she is no longer the owner then Chris needs to provide a copy of his deed showing that he is the owner.

I have attached the building footprint form the assessor's office as a pdf. If your space is not the whole first floor then shade in the area of your space on the footprint.

Finally make sure that the dimensions and total floor area of your space adds up.

Ann

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>>> Th3djinn <[th3djinn@aol.com](mailto:th3djinn@aol.com)> 6/30/2013 2:03 PM >>>  
Ann -

It is my understanding that Chris co-owns this building. He can be contacted at (207) 450-3687.

The square footage of the basement is unnecessary and may be discarded. The footprint of my space and the actual footprint of the building may vary due to our space not being the entirety of the first floor. I hadn't seen the actual building plans and did everything from what we have here. The bottom floor is divided into two apartments: ours and a smaller one at the back. I could take a look at the building plan that the assessors have if you send me a link to their site.

Thank you for contacting me to help fix these issues.

Sincerely,  
J. Davis LMT

-----Original Message-----

From: Ann Machado <[AMACHADO@portlandmaine.gov](mailto:AMACHADO@portlandmaine.gov)>

To: th3djinn <[th3djinn@aol.com](mailto:th3djinn@aol.com)>

Sent: Fri, Jun 28, 2013 1:27 pm

Subject: Fwd: Permit #2013-00647, 1415 Congress St.

Joshua -

I was going through the permits that I have on hold and your permit (2013-00647) to add massage therapy to your apartment at 1415 Congress Street as a home occupation is in the list.

I am resending the original email that I sent you on 4/25/13. I cannot process your permit without this information.

I was looking at your application again and not only do the numbers for the square footage not add up but the shape of the floor plan does not match the footprint of the building on the assessor's website.

Please feel free to contact me if you have any questions. Your application will expire after 180 days if it is not complete.

Ann Machado  
Zoning Specialist  
Planning & Urban Development  
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Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

Attached Message

From: Ann Machado <[AMACHADO@portlandmaine.gov](mailto:AMACHADO@portlandmaine.gov)>

To: [th3djinn@aol.com](mailto:th3djinn@aol.com)

Subject: Permit #2013-00647, 1415 Congress St.

Date: Thu, 25 Apr 2013 12:53:04 -0400

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 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

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