

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

This is to certify that SUNDIK HARRY A VN VET
has permission to Change of use from single family home to single family home w/ home occupation - in home child care for 5 child
AT 76 LONGWOOD DR CB# 283 E006001 **City of Portland**

OCT - 5 2010

provided that the person or persons, firm or corporation acquiring 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 red-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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

James Burke 10/5/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



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>76 Longwood</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>2500</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>283</u> Block# <u>E</u> Lot# <u>4</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Joanne Anania-Queen</u> Address <u>76 Longwood Dr.</u> City, State & Zip <u>Port, Me</u>	Telephone: <u>233 6835</u>
Lessee/DBA (If Applicable) RECEIVED AUG 17 2010 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name <u>Rollo Navarro</u> Address <u>268 Concord St W</u> City, State & Zip <u>283-8011</u> <u>Portland, Me 04103</u>	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. zoning regulations) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>Single Home</u> Proposed Specific use: <u>Home Occupation</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: _____		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Joanne Anania-Queen</u> Telephone: <u>233-6835</u> Mailing address: <u>76 Longwood Dr. Port, 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, 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: J. Anania-Queen Date: 8.11.10

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

SEP 27 2010

RECEIVED

Dr. Mrs. Schmuckal:

I am requesting a permit to allow me the use of my residence at 76 Longwood Dr. Port. for a Home Occupation.

I plan to have a in Home Childcare for Five children in my home.

D.H.S. & Fire Marshal have been notified.

~~Not attached~~ attached is a Floor plan of the building; and a letter from the landlord.

Storage is located under building in which is inclosed with two sliding doors that are locked, nothing on outside of building.

There is no sign in front of building / sm. sign in window with my license.

Drive way and walk way is lighted at night.

There is off road parking in driveway. (2 car garage).

With a small amount of children traffic will not be any different in this residential neighborhood.

There will be one car in garage that is there during the day.

Thank you

Joanne Maria Green

(233-6835)

Dear Ann Machado,

✓ There will be only myself (no staff) running my in home Day-care.

✓ There will be no addition on the building.

No loud noise / or smell will be coming from the building when Day-care is in operation.

Thank You,
Joanne
Hanna-Queen
Sunshine Day-Care ☺

RECEIVED

OCT - 1 2010

Dept. of Building Inspections
City of Portland Maine

Original letter - needed to
address

Dr. Mrs. Schmuckal;

I am requesting a permit to
allow me the use of my residence
at 76 Lougwood Dr. Port For a
Home Occupation. ⁰⁴¹⁰³

I plan to have a in home Child
Care For Five children in my home.

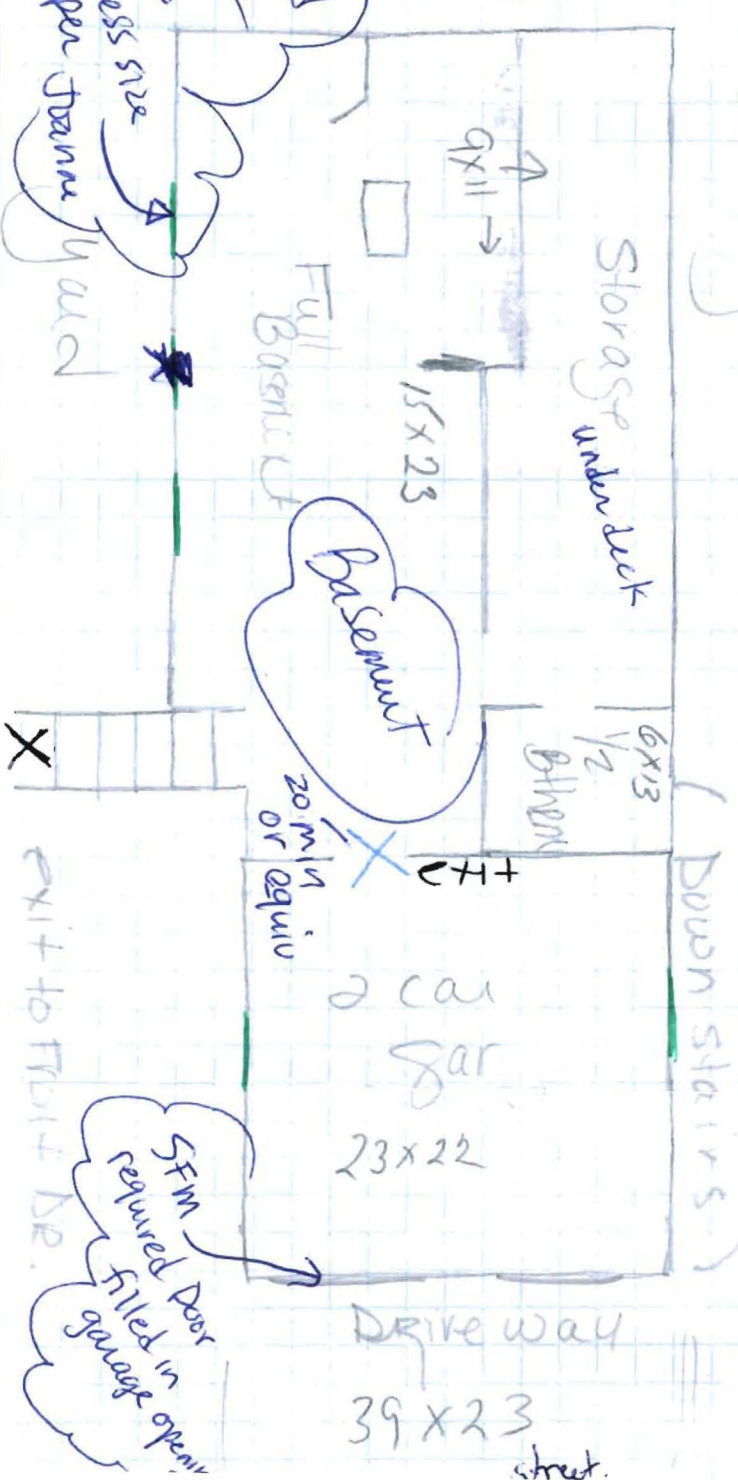
D.H.S. a Fire Marshall have been
notified.

Attached is a Floor plan of
the building; and a letter from
the Landlord;

any questions please call
me, at 233-6835.

Thank You
Joanne
Anania-Queen

This egress window is required - garage door is not allowed as egress
 15 required door is not allowed as egress
 Need to add steps
 Permitted Egress size per staircase
 10/6/10



BK yard

Down stairs

Driveway

39x23

street

I give Joanne
Anania permission
to run an in-home
day care at
76 LONGWOOD DR.
ON PORTLAND.

~~_____~~ ~~_____~~
Rocio Navarro
Clandlord) 8/10/10



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Penny St Louis Littell - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

September 7, 2010

Joanne Anania-Queen
76 Longwood Drive
Portland, ME 04102

RE: 76 Longwood Drive – 283 E006 – R-3 – home occupation for in home daycare,
permit #10-1086

Dear Ms. Anania-Queen,

As I told you on the telephone, your application, for a home occupation for an in home daycare for five children, is incomplete. In your cover letter you need to address each of the ten criteria for a home occupation specifically and show how you are meeting them. I have enclosed your cover letter, a copy of a sample cover letter and the ten criteria from the ordinance that you have to specifically address in your letter.

I also spoke to your landlord Rocco Navarro. Since he has recently purchased the property, we need something from him that shows that he has right, title and interest for the property.

Your permit is on hold until we receive a revised cover letter from you and right, title and interest from your landlord.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado
Zoning Specialist
(207) 874-8709

Cc file

Single Family AGENT SYNOPSIS



MLS#: 973335 Status: Sold
 76 LONGWOOD DRIVE, Portland, ME 04102
 Nelgh'd/Assoc: LONGFELLOW WOODS
 Directions: Brighton Ave. to Dennett to Longwood Dr.

List Price: ↓ \$ 246,000
 Original Price: \$ 274,500
 List Date: 04/28/10
 Assoc. Fee /Mo:

General/Land Information

Style: Raised Ranch #Rooms: 7 #Bedrooms: 3 #Baths F = 1 3/4 = 1 1/2 = 1
 SqFt Fin. Above Grade+/-: 1,420 SqFt Fin. Below Grade+/-: 624 SqFt Finished Total+/-: 2,044
 Source of Square Footage: Appraisal
 Year Built+/-: 1972 Color: WHITE Lot Size (Ac)+/-: 0.198 Road Frontage+/-:
 Surveyed: No Seasonal: No Zone: RESIDENTIAL
 Wtr Frt: No Amt Wtr Frntge+/-: Wtr Frt Owned+/-: Wtr Frt Shared+/-:
 Water Body: Water Body Type:

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	OT	OT2
Level:	1	1	1		1	1	1	B	B	

Size:
 Cathedral Ceil: No Skylight: No Gas Fireplace: Wood Burn Fireplace: 1 Heat Stove: No Heat Stove HU: No
 Appliances: Dishwasher, Washer, Dryer, Range-Electric, Refrigerator

Remarks

Great location, oversized Raised Ranch. Corner lot, 2 car garage, sunroom, large deck, eat in kitchen, gas fireplace, 3 large bedrooms, 2 1/2 baths, finished lower level, great finished space. Possible 4th bedroom. R38 insulation in roof and garage.

Property Features - NOTE: Check Detail Reports for complete list of Features.

Site: Well Landscaped, Sidewalks, Corner Lot	Construction: Wood Frame
Driveway: Paved	Basement Info: Finished, Daylight, Walk-Out
Parking:	Foundation Mtrls: Poured Concrete
Location: Neighborhood, Subdivision, Near Shopping	Exterior: Vinyl Siding
Restrictions: No Restrictions	Roof: Shingle
Rec. Water:	Heat System: Baseboard, Hot Water, Multi-Zones
Roads: Paved, Public	Heat Fuel: Oil, Propane
Transportation: Public Transport Access	Water Heater: Off Heating System
Electric: Circuit Breakers	Cooling: No Cooling
Gas: Bottled	Floors: Vinyl, Wood
Waste Wtr Disp: Public	Veh. Storage: 2 Cars, Garage, Direct Entry to Living, Auto Door Opener
Water: Public	Amenities: 1ST Floor Bedroom, Deck, Master Bedroom w/Bath, Porch, Porch-Screened
Equipment: Cable	Access, Amenities: 32-36 Inch Doors, 36-48 Inch Halls

Tax/Deed/Community Information

Book/Page/Deed: 4663/07/ Map/Block/Lot: 283/6/214 Full Tax Amt/Yr: \$ 3,805 / (09-10)
 School District:

Off Market Information

DOM: 69 Sold Price: \$ 235,500 Expiration Date: 07/31/10
 Sold Date: 08/03/10 Sell Office: Bostwick and Company, Inc. Pending Date: 07/06/10
 Sell Office Phone: 207-767-2224 Sell Agent: John Bostwick Sold Terms: Conventional Insured
 Sell Agent ID#: 003854 Appraiser: Landsafe Appraisal Services Sell Office#: 1614

Listing Contact Information

List Office: Coldwell Banker Residential Brokerage 1000 Office: 207-773-1990
 List Agent: Lisa Morrison 009777 Email: lisa.morrison@nemoves.com LAgt Ph: 207-478-6013
 CoList Agt: CoL Agt Ph: LAgt Cell: 207-478-6013
 CoList Email: CoL Cell:
 Show Intr: Call Listing Broker, Sign On Property, Mechanical Lock Box, Pet on Premises. SAF/BAF/TBF: / 2 50% / 2 500%
 Leave Card/Sign In Virtual Tour:

Internal Call Lisa @ 478-6013 to show Motivated seller Great neighborhood Don't let cats out, valuable to owner Sunroom portable stove to go with owners
 Rmks /Contingenc: Hot tub not included, but is negotiable

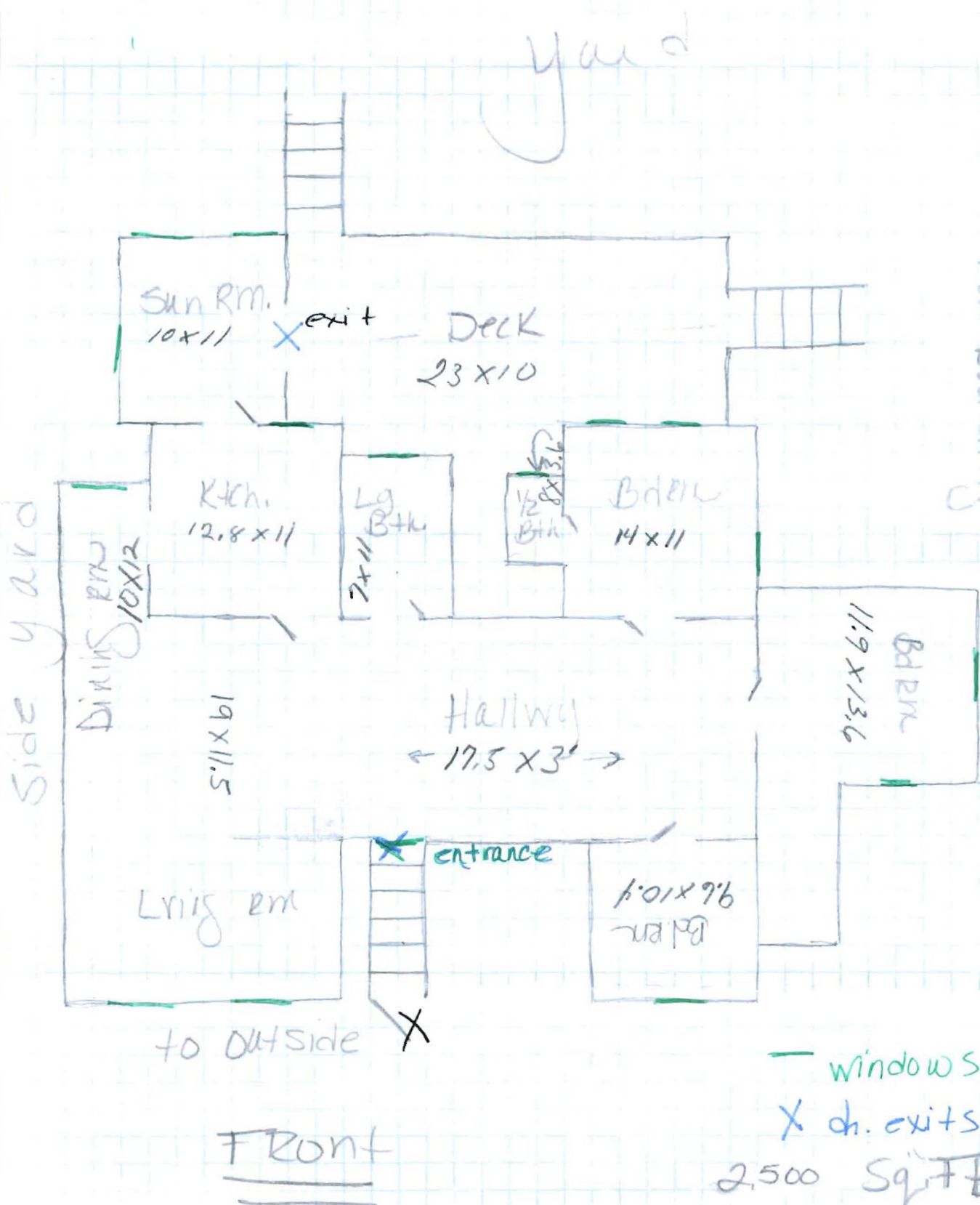
Information Printed by: John Bostwick 003854

Printed: 08/25/10



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IR home Day care
 - Full buildings -

— windows
 X ch. exits
 2,500 Sq. Ft.

