



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/22/14

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

CBL 297 C017001
Land Use Type SINGLE FAMILY
 Verify legal use with
 Inspections Division
Property Location 106 DOROTHY ST
Owner Information MCLAUGHLIN ANDREW P &
 KIMBERLY J MCLAUGHLIN JTS
 106 DOROTHY ST
 PORTLAND ME 04103

Book and Page 30601/170
Legal Description 297-C-17
 DOROTHY ST 104-106

26131 SF
Acres 0.5999

Current Assessed Valuation:

TAX ACCT NO.	33036	OWNER OF RECORD AS OF APRIL 2014
LAND VALUE	\$79,200.00	MCLAUGHLIN ANDREW P &
BUILDING VALUE	\$105,800.00	KIMBERLY J MCLAUGHLIN JTS
NET TAXABLE - REAL ESTATE	\$185,000.00	106 DOROTHY ST
		PORTLAND ME 04103
TAX AMOUNT	\$3,700.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [emailed](mailto:treasury@portlandmaine.gov).

Building Information:

Building 1

Year Built 1965
Style/Structure Type RANCH
Stories 1
Units 1
Bedrooms 2
Full Baths 1
Total Rooms 4
Attic NONE
Basement FULL
Square Feet 1092

[View Sketch](#) [View Map](#) [View Picture](#)



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THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 24858 PAGE 42 COUNTY Cum.
PLAN BOOK 64 PAGE 28 LOT 36

ADDRESS: 106 Dorothy Street, Portland, Maine

Job Number: 773-39-R

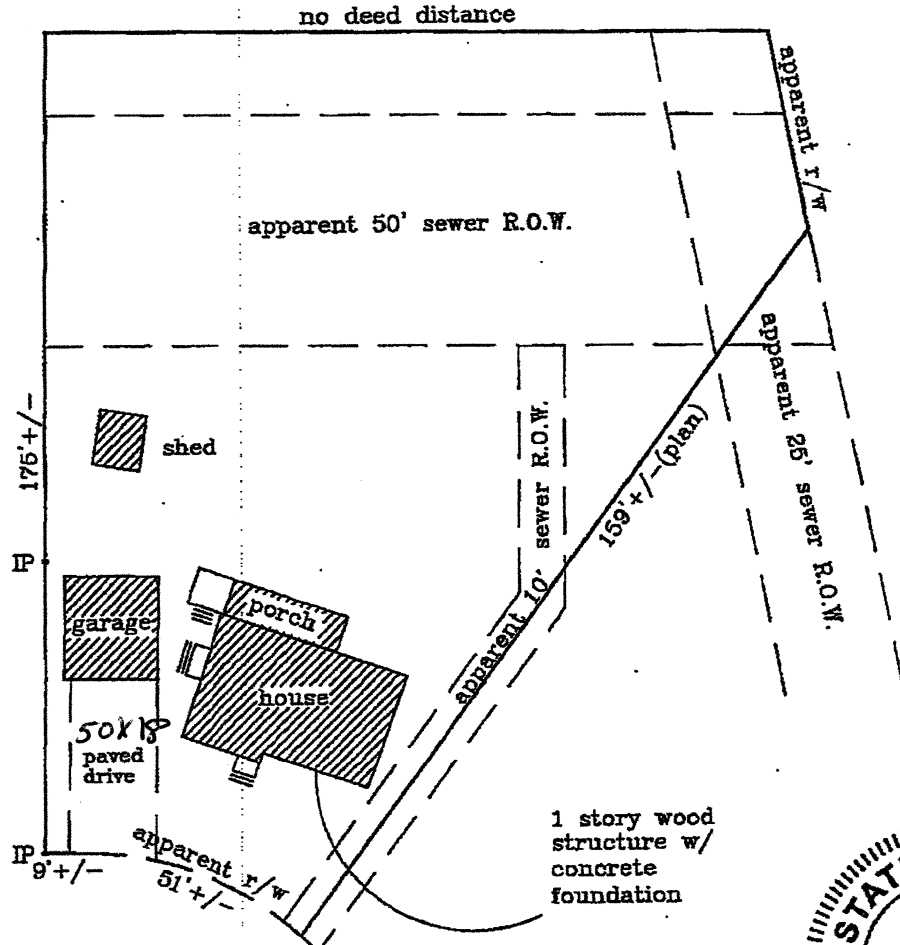
Inspection Date: 04-10-13

Buyers: Andrew P. & Kimberley J. McLaughlin

Scale: 1" = 40'

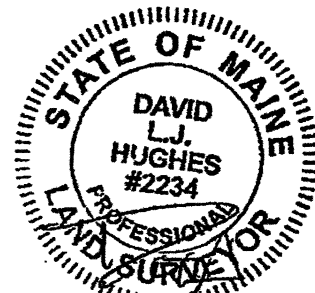
Seller: Meghan M. Rutherford

Client File #: 0213-00241



Dorothy Street

to Avalon Rd.



I HEREBY CERTIFY TO: Market Street Settlement Group, LLC
NE Moves Mortgage and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel 230015-0006 C:

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston-Hughes

Professional Land Surveyors

88 Guinea Road

Kennebunkport, Maine 04046

207-967-9761 phone

207-967-4831 fax

www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



Jeff Levine, AICP, Director
Planning & Urban Development Department

Tammy Munson, Director
Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete permit application and corresponding paperwork has been electronically delivered, I intend to call the Inspections Office at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my permit application and corresponding paperwork has been electronically delivered, I intend to hand deliver a payment method to the Inspections Office, Room 315, Portland City Hall.
- I intend to deliver a payment method through the U.S. Postal Service mail once my permit paperwork has been electronically delivered.

Applicant Signature: *Andrew R. Meagher*

Date: *1/30/2014*

I have provided digital copies and sent them on: p

Date: *1/30/2014*

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means i.e. a thumb drive or CD to the Office.



General Building Permit Application

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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.

Address/Location of Construction: <u>106 Dorothy St. Portland ME</u>		
Total Square Footage of Proposed Structure: <u>1090 sq ft</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>297</u> <u>C</u> <u>17</u>	Applicant Name: <u>Andrew McLaughlin</u> Address <u>106 Dorothy St</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-794-5151</u> Email: <u>andymclaughlin1@gmail.com</u>
Lessee/Owner Name : (if different than applicant) Address: City, State & Zip: Telephone & E-mail:	Contractor Name: (if different from Applicant) Address: City, State & Zip: Telephone & E-mail:	Cost Of Work: \$ <u>0.00</u> C of O Fee: \$ <u>0.00</u> Historic Rev \$ <u>0.00</u> Total Fees : \$ <u>0.00</u>
Current use (i.e. single family) <u>Single Family</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Office space for bookkeeping</u>		
Is property part of a subdivision? <input type="checkbox"/> If yes, please name _____		
Project description: <u>Use one room on the main floor of my home for an office for my electrical contracting business. There is no construction involved in this project.</u>		
Who should we contact when the permit is ready: <u>Andrew McLaughlin</u>		
Address: <u>106 Dorothy St</u>		
City, State & Zip: <u>Portland, ME 04103</u>		
E-mail Address: <u>andymclaughlin1@gmail.com</u>		
Telephone: <u>207-794-5151</u>		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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: Andrew P. McLaughlin Date: 11/30/2014

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



Sec. 14-410. Home occupation.

~~Portland.~~ The purpose of home occupations is to allow the secondary and incidental use of a residence for the conduct of appropriate occupations whose external activity levels and impacts are so limited as to be compatible with the residential character of the neighborhood.

- (a.) In connection with the operation of a home occupation within a dwelling unit, the following requirements shall be met:
1. A home occupation shall not occupy more than five hundred (500) square feet of floor area or more than twenty-five (25) percent of the total floor area of such a dwelling unit, whichever is less; or in the case of licensed family day care homes, or home babysitting services, to accommodate not more than six (6) children plus two (2) children after school and having no nonresidential employees;
 2. There shall be no outside storage of goods and materials nor shall there be exterior displays, or display of goods visible from the outside;
 3. Storage of materials related to the home occupation shall count as a part of the occupancy limitations in subsection (a)1 above, but shall not constitute a dominant part of such occupancy provided, however, storage of such materials or products in garages or other accessory structures is prohibited;
 4. Exterior signs shall be limited to one (1) non-illuminated sign not exceeding a total area of two (2) square feet, affixed to the building and not projecting more than one (1) foot beyond the building;
 5. Any exterior alterations to the residence shall be compatible with the architecture of the building and maintain the residential appearance by virtue of exterior materials, lighting, and signs;
 6. ~~Off-street parking:~~ Off-street parking is required as provided in division 20 (off-street parking) of this article;
 7. The home occupation shall not produce offensive noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare or other objectionable effects;
 8. There shall be no more than one (1) nonresident employed in the home occupation, provided, however, family day care or home babysitting services shall have no nonresident employees;
 9. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood;
 10. No motor vehicle exceeding a gross vehicle weight of six thousand (6,000) pounds shall be stored on the property in connection with the home occupation.
- (b.) No residence shall be occupied, altered or used for any home occupation except the following:
1. Accountants and auditors;
 2. Answering services (telephone);
 3. Architects;
 4. Artists and sculptors;



5. Authors and composers;
6. Computer programming;
7. Custodial services;
8. Custom furniture repair and upholstery;
9. Dentists, doctors, therapists, and health care practitioners;
10. Direct mail services;
11. Dressmakers, seamstresses and tailors;
12. Engineers;
13. Family planning services;
14. Hairdressers (limited to no more than two (2) hair dryers);
15. Home crafts, such as model making, rug weaving, lapidary work, cabinet making, weaving, ceramics;
16. Interior decorators;
17. Lawyers, justices of the peace and notary publics;
18. Licensed family day care home or babysitting services;
19. Musicians or music teachers, including group instruction not to exceed six (6) students at any time but not including performances or band rehearsals, which shall meet the following requirements in addition to those set forth in subsection (a) of this section:

- a. Electronic amplification is prohibited;
- b. The applicant shall demonstrate that noise attenuation is provided which minimizes perception of sound at property lines at all times during the use. Noise attenuation measures may include, but are not limited to, insulation, double-pane windows, air conditioners or any combination of these or similar noise attenuation measures;
- c. Hours of operation shall be limited to 8:30 a.m. to 9:30 p.m.

20. Office facility of a minister, rabbi, or priest;
21. Photographic studios;
22. Professional counseling and consulting services;
23. Professional research services;
24. Sales persons provided that no retail or wholesale transactions are made on the premises;
25. Small appliance repair;
26. Snow plowing provided that only one (1) snow plow vehicle is stored on or generated from the site;
27. Special tutoring or instruction (not to exceed three (3) pupils at any given time);
28. Stenographic and other clerical services.

(c.) A home occupation that is not listed in paragraph (b) of this section but is similar to and no more objectionable than those home occupations listed in that paragraph, shall be permitted as a conditional use subject to the requirements of paragraph (a) of this section and section 14-474 (conditional use) of this article. This provision shall not include veterinarians, kennels, animal raising, funeral homes, retail uses including antique shops, restaurants, dancing studios, towing services, repair and painting of automobiles as home occupations.

(Code 1968, § 602.181; Ord. No. 277-77, 11-7-77; Ord. No. 548-85, § 1, 5-6-85; Ord. No. 76-85, § 1, 7-1-85; Ord. No. 68-87, § 2, 11-2-87; Ord. No. 329-90, 5-7-90; Ord. No. 240-09/10, 6-21-10)



November 30, 2014

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

Dear Ms. Schmuckal:

I am requesting a permit to allow me the use of my residence at 106 Dorothy Street for a home occupation. I intend to use a room in my residence to do the bookkeeping work for my electrical contracting business. This use will be acceptable under paragraph (c) of Section 14-410 of the Portland Zoning Ordinance. The following is an explanation of how my home occupation meets the criteria listed under paragraph (a) of the same.

- a.) My home occupation will occupy approximately 120 square feet (11%) of the floor area of my residence.
- b.) No goods will be stored, displayed, or be visible from outside the residence.
- c.) Storage of material necessary to perform my occupation are minimal and included in the 120 square feet of floor space mentioned above.
- d.) There will be no external signage related to my home occupation.
- e.) No external alterations to the residence are necessary.
- f.) No additional parking is necessary since I will not be meeting clients at my residence.
- g.) No objectionable effects will result from my home occupation.
- h.) I will not require the services of any employees.
- i.) Since I will not be meeting clients at my residence, no additional traffic will be generated by my home occupation.
- j.) No vehicles exceeding a gross vehicle weight of 6000 lbs 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.



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Attached you will find a copy of the floor plans showing my entire dwelling and area of the home occupation space.

Thank you for your assistance in this matter.

Sincerely yours,

m. P. McLaughlin

Andrew P. McLaughlin