

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 111 East Commonwealth Dr		Owner: Greer, Robert & Karen		Phone: 878-8647		Permit No:			
Owner Address: SAA 04103		Lessee/Buyer's Name:		Phone:		BusinessName:			
Contractor Name:		Address:		Phone:		Permit Issued:			
Past Use: 1-fam		Proposed Use:		COST OF WORK: \$		PERMIT FEE: \$ 25.00			
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:			
				Signature:		Signature:			
Proposed Project Description: Change Use/Home Occ - Bartending School				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>				Zone: R-3 CBL: 300-F-015 Zoning Approval: Denied Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision 14-410(2) <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: MG		Date Applied For: 22 June 1998							

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

*Denied - See letter -
NO APPEAL*

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 provisions of the code(s) applicable to such permit

22 June 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:**
- Approved
 - Approved with Conditions
 - Denied

Date: _____

CEO DISTRICT 7
K. Carroll

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Robert & Karen Greer
111 East Commonwealth Dr.
Portland, ME 04103

June 26, 1998

RE: 111 East Commonwealth Dr. - 300-F-15 - R-3 Zone

Dear Robert & Karen,

I am in receipt of your permit application for a change of use to allow a home occupation for a Bartending School. This permit is being denied because it is not one of the listed, allowable home occupations under Section 14-410(2) of the Zoning Ordinance. I also disagree with your letter stating that there would be no impact on traffic and parking in the neighborhood. Students' cars would need to be parked somewhere in the neighborhood.

If you believe that your proposed use is similar to and no more objectionable than those home occupations listed, you may approach the Zoning Board of Appeals with a Conditional Use Appeal. You would have thirty days from the date of this letter to appeal my decision. I have enclosed what you would need to do if you choose to appeal this matter.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

cc: file

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

NOTEIf 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: 111 E Commonwealth Dr. Portland, ME. 04103

Tax Assessor's Chart, Block & Lot Number Chart# <u>300</u> Block# <u>F</u> Lot# <u>015</u>		Owner: <u>Robert & Karen Greer</u>	Telephone#: <u>878-8647</u>
Owner's Address: <u>111 E. Commonwealth Dr Portland ME.</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ Fee \$ <u>25</u>
Proposed Project Description: (Please be as specific as possible) <u>Change use to home occupation - Bartending school</u>			
Contractor's Name, Address & Telephone <u>Robert Greer 111 E Commonwealth Dr. 878-8647 Portland, Me.</u>		Rec'd By: <u>MU</u> ⁰⁴¹⁰³	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

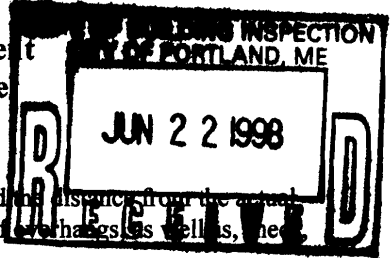
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs as well as, new pools, garages and any other accessory structures.
- Scale and required zoning district setbacks



4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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 of applicant: [Signature] Date: 6/22/98

Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

June 22, 1998

To Whom It May Concern;

I would like to apply for a permit for home occupation. I am the owner of the Silver House Tavern located at 342 Fore St. Portland Me.. While doing business at the tavern I have found a great need for well trained bartenders. I would like to open a bartending school at my residence at 111E Commonwealth Dr. Portland Me.. I feel we would meet all given criteria by ;

A- Would occupy 324 square feet of my family room in my basement. Total floor area of dwelling is 2296 square feet.

B- There will not be any outside storage of goods, materials, or displays of any goods.

C- Materials related to my business would be limited to text books and general office supplies. No storage in any other area of dwelling.

D- Will hang one nonilluminated sign not exceeding a total area of two square feet, affixed to my home and not projecting more than one foot beyond building.

E- No exterior alterations to my residence.

F- No on street parking generated. Students will meet at Silver House Tavern for hands on training then shuttle to my home for class room study.

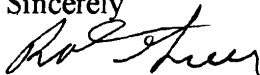
G- Home occupation will not produce offensive noise, vibration, smoke, dust, or other objectionable effects.

H- There shall be one nonresident instructor employed at my home occupation.

I- No traffic will be generated in greater volume than would normally be expected in a residential neighborhood. Class will be limited to three students who will be driven from the tavern to my residence.

J- No motor vehicle exceeding 6000 pounds will be used for my home occupation.

Sincerely



Robert Greer
Silver House Tavern

FLOOR PLAN 111 E. COMMONWEALTH

TOTAL SQ FEET - 292.5 SQ FT

ROOM 36'

WORK AREA
15'

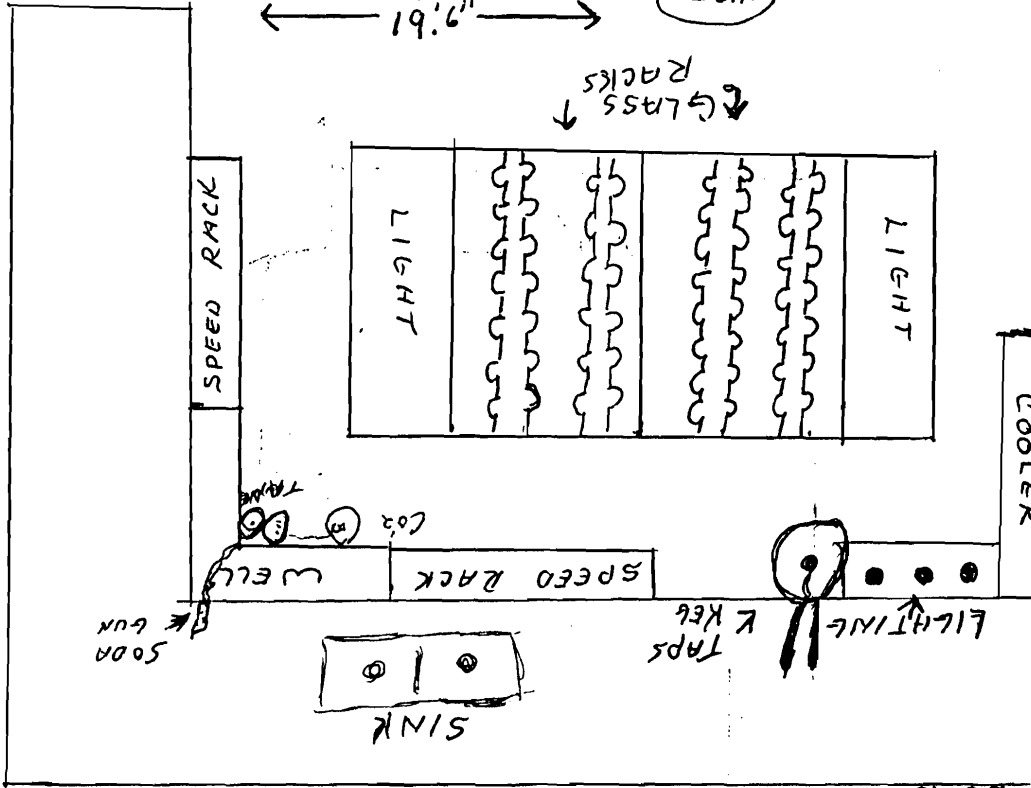
LIGHT

ROOM
19'6"

LIGHT



POST



CALL 7'9"

TOP SHELF

DOOR
ENTRY WAY