

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that WAYNE H NASON

Located At 57 CASTINE AVE

Job ID: 2012-06-4238-CH OF USE

CBL: 309- D-022-001

has permission for a change of use: Single Family Residence with a Home Occupation, "Nappi & Bayside Towing".
provided that the person or persons, firm or corporation accepting 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
the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured
before this building or part thereof is lathed or otherwise
closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner
before this building or part thereof is occupied. If a
certificate of occupancy is required, it must be

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

07/16/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 57 CASTINE AVE

CBL: 309- D-022-001

Issued to: NASON, WAYNE H

Date Issued: 7/27/2012

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2012-06-4238-CH OF USE, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

As shown on plans

APPROVED OCCUPANCY

USE GROUP R3
OFFICE AND ANSWERING SERVICE FOR TOWING COMPANY
TYPE 5B
IBC 2009

Limiting Conditions: This certificate certifies the use of the building only. It does not certify building code compliance

Approved:

7-27-2012

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Final Inspection/ Certificate of Occupancy

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-06-4238-CH OF USE

Located At: 57 CASTINE AVE

CBL: 309- D-022-001

Conditions of Approval:

Zoning

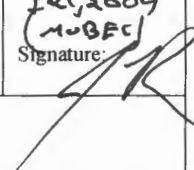
1. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
2. With the issuance of this permit and the certificate of occupancy, this property shall remain a single family dwelling with the office and answering service for Bayside & Nappi Towing as a home occupation. Any change of use shall require a separate permit application for review and approval.
3. This permit is being issued with the condition that no cars or vehicles can be towed to this address. All vehicles must be towed and stored at the lot at 355 Warren Avenue. Only one tow truck can be parked at the house.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
3. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
4. Note: Owner is moving the Home Occupation to the first floor level; it will occupy less than 10 percent of the area of the dwelling unit.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-06-4238-CH OF USE	Date Applied: 6/5/2012	CBL: 309- D-022-001	
Location of Construction: 57 CASTINE AVE	Owner Name: WAYNE H NASON	Owner Address: 57 CASTINE AVE PORTLAND, ME 04103	Phone: 207-797-0911
Business Name:	Contractor Name: N/A	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: CHUSE-HO - Home Occupancy	Zone: R-3
Past Use: Single family	Proposed Use: Single family with a home occupation – add a home occupation for the office and answering service for Bayside & Nappi Towing – no vehicle storage at this address	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB JUL 2009 MUBFC Signature: 
Proposed Project Description: Home Occupation		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
2. Building Permits do not include plumbing, septic or electrical work.	<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.	<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
	<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
	Date: OR w/conditional 6/14/12 ABU	Date:	Date: ABU

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 appication 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

7-26-12 DWM Debbie 797-0911 Provide SD/co

7-27-12 DWM Debbie CO OK

R3

5744
6/13
13



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.

2012-06-4238

Location/Address of Construction: <u>57 CASTINE AVE (53)</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>309 D022</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Wayne & Deborah Nason</u> Address <u>57 Castine Ave</u> City, State & Zip <u>Portland, Me 04123</u>	Telephone: <u>797-0911</u>
RECEIVED JUN 06 2012 Dept. of Building Inspections City of Portland, Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
	Current legal use (i.e. single family) <u>Single Family home</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Home occupation - home office for ^{Business!} Naps & Tanya answering service for calls.</u>	
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

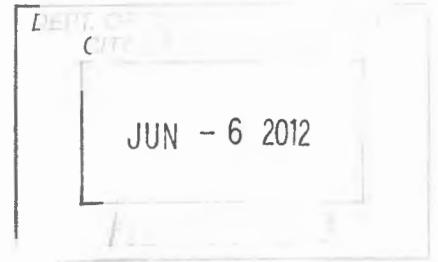
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: Deborah Nason Date: 6-4-12

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

CITY OF PORTLAND



Home Occupation Application

Bayside & Nappi's Towing

Deborah Nason

6/4/2012

My husband and I are requesting a permit for our businesses home occupation.

We live at 57 Castine Ave Portland, Maine and have resided here since 1987. We own the property. We own and operate Bayside and Nappi's Towing. In my home office I have a computer, fax machine, file cabinet and business phones. Our storage lot is at 355 Warren Ave, we do not store vehicles at our home address. We park one commercial vehicle at our home. We do not have customers coming to our home, pretty much our businesses are in the trucks.

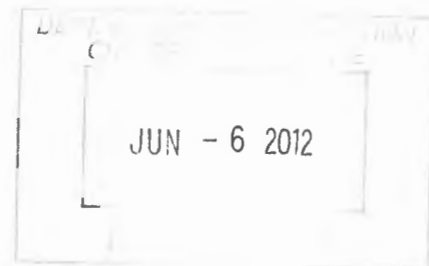
Our home is ^{office space?} 96 square feet of which a small portion of our basement houses my office equipment.

^{Home is 936 sq ft}
We require no improvements or alterations to our home due to the business.

We have had the businesses since 1991 and have had no concerns or complaints from our surrounding neighbors.

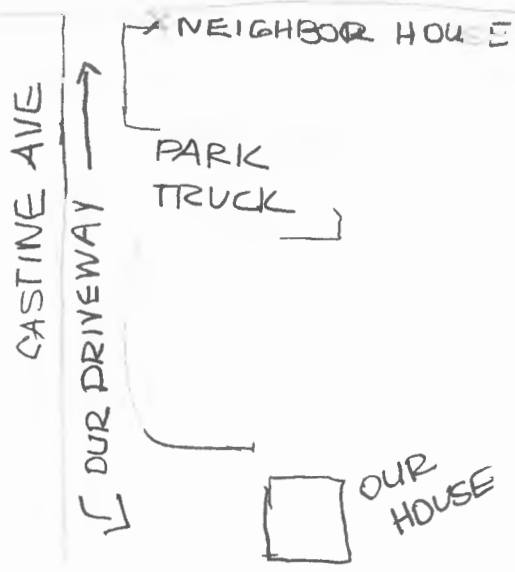
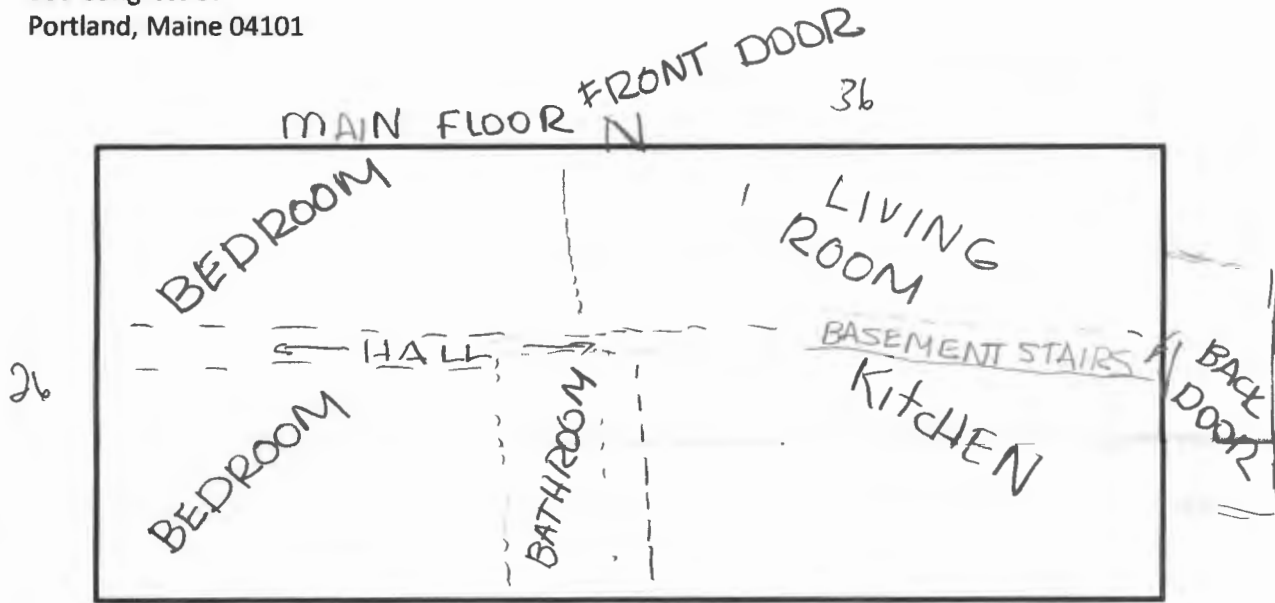
Deborah Nason

207-797-0911



Request for Home Occupation license

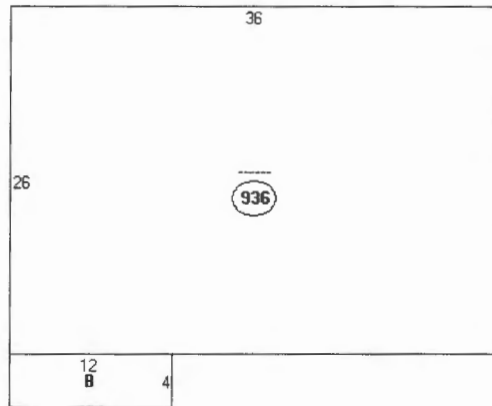
City of Portland
 389 Congress St
 Portland, Maine 04101



~~960~~ 936¢

offer 96¢

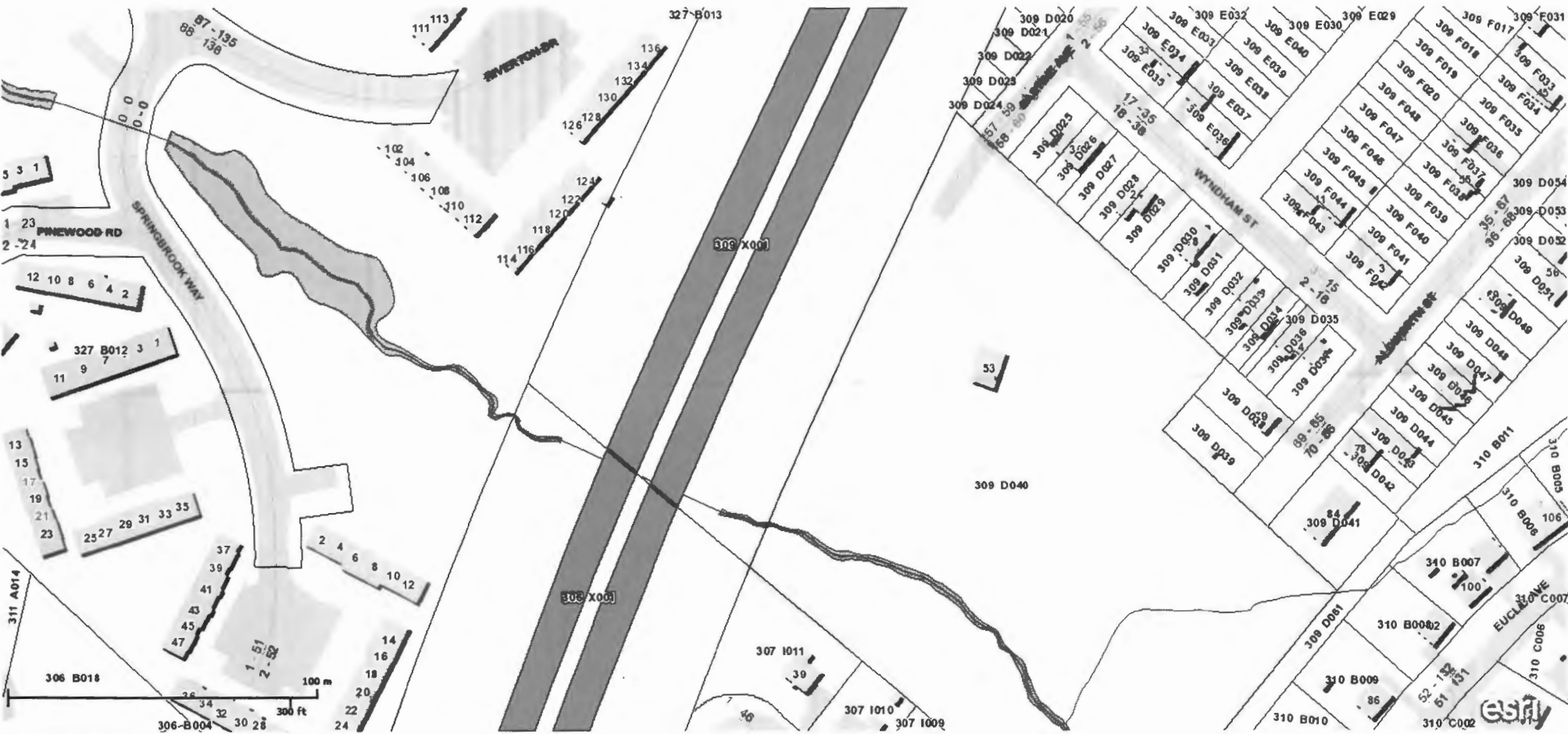
$$\frac{96}{936} = 10.2\%$$



Descriptor/Area

A: ---
936 sqft
B: CNPY
48 sqft

57 Castine





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Receipts Details:

Tender Information: Check , Check Number: 1155

Tender Amount: 112.50

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 6/13/2012

Receipt Number: 44951

Receipt Details:

Referance ID:	6888	Fee Type:	BP-Home
Receipt Number:	0	Payment Date:	
Transaction Amount:	112.50	Charge Amount:	112.50
Job ID: Job ID: 2012-06-4238-CH OF USE - Home Occupation			
Additional Comments: 57 Castine			

Thank You for your Payment!



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Receipts Details:

Tender Information: Check , Check Number: 1427

Tender Amount: 112.50

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 6/13/2012

Receipt Number: 44950

Receipt Details:

Reference ID:	6887	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-06-4238-CH OF USE - Home Occupation			
Additional Comments: 57 Castine			

Reference ID:	6888	Fee Type:	BP-Home
Receipt Number:	0	Payment Date:	
Transaction Amount:	37.50	Charge Amount:	150.00
Job ID: Job ID: 2012-06-4238-CH OF USE - Home Occupation			