

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

Permit Number: 031012

PERMIT

This is to certify that Sidelinger Dodi S
has permission to Change of Use to Salon on first floor
AT 1424 Washington Ave 344 G032001

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 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 inspection must be given and permit procured before this building or part thereof is occupied or to be used-in, if required by the Building Department.

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

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716		Permit No: 03-1012	Issue Date:	CBL: 344 G032001
Location of Construction: 1424 Washington Ave	Owner Name: Sidelinger Dodi S	Owner Address: 121 Benson Rd		Phone: 650-2421
Business Name:	Contractor Name:	Contractor Address:		Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial		
		Zone: R-2P		
Past Use: Office space	Proposed Use: Salon: 1st floor only	Permit Fee: \$105.00	Cost of Work: \$0.00	CEO District: 2
Proposed Project Description: Change of Use to Salon on first floor		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		
		INSPECTION: Use Group: Type:		
		Signature: Signature:		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: Date:		
Permit Taken By: kwd	Date Applied For: 08/19/2003	Zoning Approval		
<ol style="list-style-type: none">This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.Building permits do not include plumbing, septic or electrical work.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..		Special Zone or Reviews	Zoning Appeal	Historic Preservation
		<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
		<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
		<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		
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied		
Date:	Date:	Date:		

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

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



CITY OF PORTLAND

August 25, 2003
Dodi Sidelinger
267 Allen Avenue – apt #1
Portland, ME 04103

RE: 1424 Washington Ave – 344-G-032 - R-P Residential-Professional Zone –
Permit application #03-1012 (change of use) & #03-1013 (sign permit)

Dear Dodi,

I am in receipt of your permit application to change the use of this property from an office space to a salon on the first floor only. Your permit has been denied because it does not meet the requirements of the R-P Residential-Professional Zone in which it is located.

Section 14-147 specifically excludes personal services such as a beauty shop or salon from the list of permitted uses. Therefore this permit has been denied.

In conjunction with this use denial, your permit application for a new freestanding sign is also denied. Signs are considered to be an accessory use to a permitted use. Since your principal use permit has been denied, you have no rights to an accessory sign. I would also like to point out at this time that your plans did not state whether the existing freestanding sign would remain or be eliminated. There was also no indication as to the height of your proposed sign. These are required items that need to be submitted before a sign permit could be allowed.

You have the right to appeal my decision concerning use. If you wish to exercise your right to appeal, you have thirty (30) days from the date of this letter in which to appeal. Please note that use variances are a very difficult appeal to have granted by the Zoning Board of Appeals. If you should fail to appeal within the given timeframe, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal, Zoning Administrator

03-1012

Change of Use
Certificate of Occupancy \$30.00
\$75.00
\$105.00

All Purpose 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: 1424 Washington Ave		
Total Square Footage of Proposed Structure 30 x 25 w building		Square Footage of Lot 78 x 83 x 28
Tax Assessor's Chart, Block & Lot Chart# 344 Block# G Lot# 032	Owner: Dodi Sidelinger	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: 267 Allen Ave Portland ME 04103	Cost Of Work: \$ Fee: \$ 105.00
Current use: _____		
If the location is currently vacant, what was prior use: Office		
Approximately how long has it been vacant: 1/2 month		
Proposed use: Salon		
Project description: _____		
Contractor's name, address & telephone: N/A		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND
Who should we contact when the permit is ready: _____		RECEIVED AUG 19 2003
Mailing address: Dodi @ 650-2421		
We will contact you by phone when the permit is ready. You must come in and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: _____		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: Dodi Sidelinger	Date: 8/19/03
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

neighborhoods; or

(b) To serve as a transition or buffer zone between residential and more intensive nonresidential zones.
(Ord. No. 291-88, 4-4-88)

Sec. 14-147. Permitted uses.

The following uses are permitted in the R-P district:

(a) *Residential*: Any residential use is permitted in the residential zone abutting the lot. If there is no abutting residential zone, the nearest residential zone to the lot. In the case of two (2) or more abutting residential zones, the most restrictive such zone.

(b) *Business*:

1. Professional offices, as defined in section 14-47, but excluding personal services, retail establishments and veterinarians.
2. Business services, as defined in section 14-47, except copy services.

(c) *Other*:

1. Utility substations, as defined in section 14-47, subject to the requirements of article V (site plan).
2. Accessory uses as provided in section 14-404.
(Ord. No. 291-88, 4-4-88)

Sec. 14-147.5. Conditional uses.

The following uses are permitted as provided in section 14-474 (conditional uses) if they meet the following requirements:

(a) Such other offices which have characteristics similar to but no more objectionable than those generally associated with professional offices. In determining appropriateness, the zoning board shall consider the quality of building design and materials, signage, and landscaping, and their general compatibility with the

the contiguous different character of the soil or the vegetation due to the prolonged action of the water. Relative to vegetation, it is that line where the vegetation changes from predominantly aquatic to predominantly terrestrial (by way of illustration, aquatic vegetation includes but is not limited to the following plants and plant groups--water lily, pond lily, pickerelweed, cattail, wild rice, sedges, rushes, and marsh grasses; and terrestrial vegetation includes but is not limited to the following plants and plant groups--upland grasses, aster, lady slipper, wintergreen, partridge berry, sasparilla, pines, cedars, oaks, ashes, alders, elms and maples). In places where the shore or bank is of such character that the high water mark cannot be easily determined (rockslides, ledges, rapidly eroding or sloping banks), the normal high water mark shall be estimated, from places where it can be determined by the above method.

Office complex: Separate office buildings planned, constructed or managed on an integrated coordinated basis.

On-peninsula: Includes all land located south of I-295.

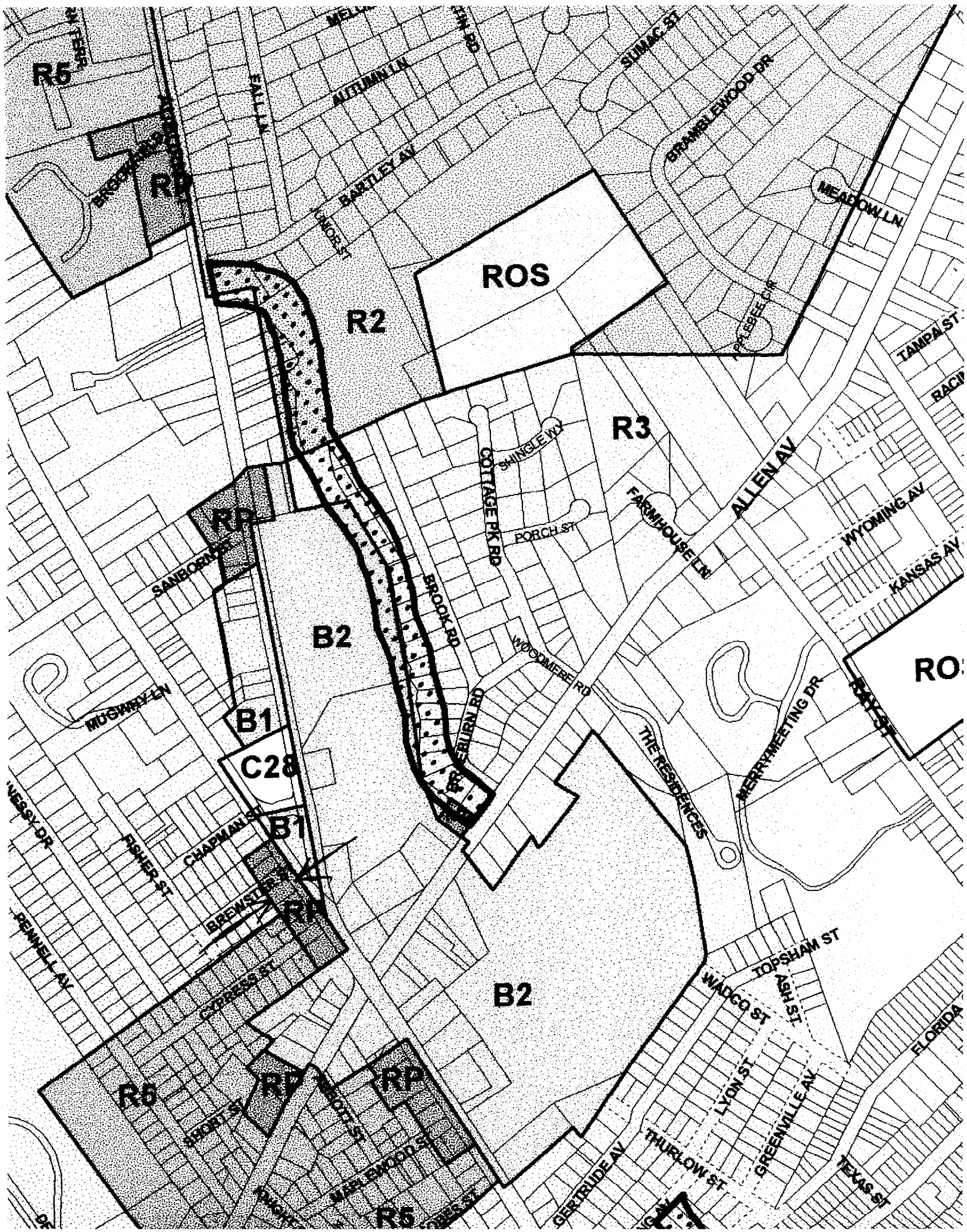
Off-peninsula: Includes all land located north of I-295.

Personal service: Establishments engaged in providing services involving the care of the person or his apparel, such as laundries, dry cleaning establishments, photographic studios, beauty and barber shops but not including commercial or industrial laundries.

Piers, docks, wharves, bridges and other structures and uses extending over or beyond the normal high water line or within a wetland:

- (a) *Temporary:* Structures which remain in or over the water for less than seven (7) months in any period of twelve (12) consecutive months.
- (b) *Permanent:* Structures which remain in or over the water for seven (7) months or more in any period of twelve (12) consecutive months.

Pre-development grade. Pre-development grade is defined as average grade, existing on October 1, 2000, at the corners of the foundation of the proposed structure.



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **P & B PROPERTIES, LLC**, a Maine limited liability company with a place of business at Falmouth, Maine, for consideration paid, grants to **DODI S. SIDELINGER**, of West Gardiner, Maine, with a mailing address of 121 Benson Road, West Gardiner, Maine 04345, with WARRANTY COVENANTS, the land in Portland, County of Cumberland and State of Maine, described below:

A certain lot or parcel of land, together with the building(s) and improvements thereon, situated on the westerly side of Washington Avenue and the southerly side of Brewster Street in the City of Portland, County of Cumberland and State of Maine, known as 1424 Washington Avenue in said City of Portland, and more particularly described as follows:

Lot 248 as shown on a Plan of The Holmsteads made for the City and Suburban Land Trust by E.C. Jordan & Co., Civil Engineers, dated September 1921 and recorded October 21, 1921 at the Cumberland County Registry of Deeds, Plan Book 14, Page 70, to which Plan reference is made hereby for a more particular description.

Being the same premises conveyed to the Grantor herein by deed of Craig G. Perron, dated September 1, 2002 and recorded in said Registry of Deeds in Book 18146, Page 328.

IN WITNESS WHEREOF, the said P & B Properties, LLC has set its hand this 18th day of June, 2003.

Witness

P & B PROPERTIES, LLC
BY: Paula M. Standley
Paula M. Standley
Its Manager

STATE OF MAINE
COUNTY OF CUMBERLAND

June 18th, 2003

Then personally appeared P & B Properties, LLC, by its manager, Paula M. Standley and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of said company.

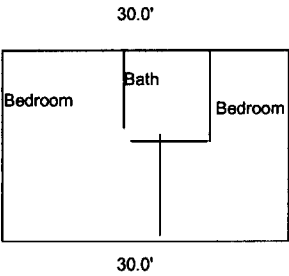
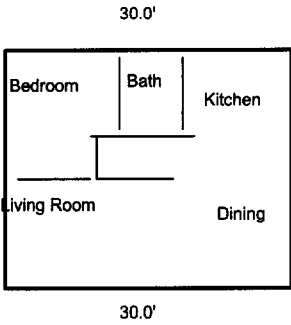
Before me,

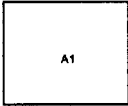

William R. Dunn
Notary Public/Attorney at Law

WILLIAM R. DUNN
ATTORNEY AT LAW

Building Sketch (Page - 1)

Borrower/Client	Sidelinger				
Property Address	1424 Washington Ave				
City	Portland	County	Cumberland	State	Maine
				Zip Code	04103-2020
Lender	Lenders Network				



SKETCH CALCULATIONS		
 A1	A1 : 30.0 x 25.0 =	750.0
	First Floor	750.0
 A2	A2 : 30.0 x 20.0 =	600.0
	Second Floor	600.0
Total Living Area		1350.0