

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 050260
MAR 25 2005
CITY OF PORTLAND

This is to certify that PELLETIER SHARON A / Applicant
has permission to Home Occupation/ Hair Salon
AT 545 AUBURN ST PERMIT NUMBER 382A D022001

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 of inspection must be given and written permission procured before this building or part thereof is altered or closed-in.
HEAR 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

Handwritten signature and date 3/25/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0260	Date Applied For: 03/16/2005	CBL: 382A D022001
------------------------------	----------------------------------------	-----------------------------

Location of Construction: 545 AUBURN ST	Owner Name: PELLETIER SHARON A	Owner Address: 17 MIRANDA CIR	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use Home Occupation	
Proposed Use: Single Family Home/ Home Occupation / Hair Salon		Proposed Project Description: Home Occupation / Hair Salon	

Note: New house permit on #05-02 19**Ok to Issue:**

- 1) During its existence, all aspects of the Home Occupations criteria including the restriction on the number of hair dryers and number of employees as stated in Section 14-410, shall be maintained.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) Separate permits shall be required for any new signage based on the home occupation criteria.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 03/25/2005**Note:** **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. The construction activities were approved under the original permit for the house.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 03/23/2005**Note:** **Ok to Issue:**

- 1) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 2) A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext .8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 3) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 4) Your new street address is now #545 AUBURN STREET, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 6) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 03/23/2005**Note:** **Ok to Issue:**

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0260	Issue Date PERMIT ISSUED MAR 25 2005	CBL: 382A DC22001
-----------------------	---------------------------------------------------	----------------------

Location of Construction: 545 AUBURN ST	Owner Name: PELLETIER SHARON A	Owner Address: 17 MIRANDA CIR	Phone: MAR 25 2005
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use Home Occupation	Zone: R-2

Past Use: Single Family Home	Proposed Use: Single Family Home/ Home Occupation / Hair Salon	Permit Fee: \$150.00	Cost of Work: \$150.00	CEO District:
---------------------------------	-------------------------------------------------------------------	-------------------------	---------------------------	---------------

Proposed Project Description:
Home Occupation / Hair Salon

note: house permit #05-0219

FIRE DEPT: <i>NA</i>	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>R-3</i> Type <i>SB</i> <i>IRC 2003</i>
Signature:		Signature:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 03/16/2005	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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved Denied 4	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>3/17/05</i>	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

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.

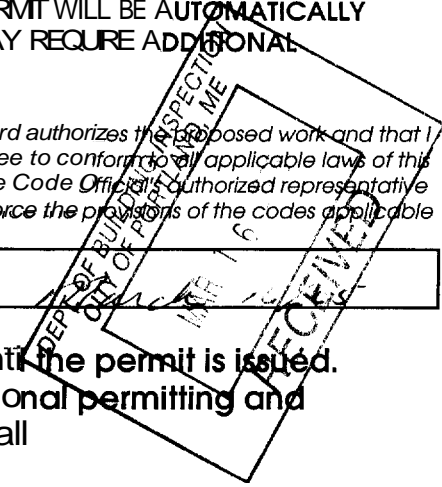
Location/Address of Construction:		
Total Square Footage of Proposed Structure <i>2300 sq feet</i>	Square Footage of Lot <i>12,648 sq feet</i>	
Tax Assessor's Chart, Block & Lot Chart# <i>300A</i> Block# <i>D</i> Lot# <i>(2) 22</i>	Owner: <i>SHARON A Pelletier</i>	Telephone: <i>207-415-9375-</i>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone, <i>SHARON A Pelletier 545 Auburn Estates Street Portland, ME</i>	Cost Of Work: \$ _____ Fee: \$ <i>105-</i>
Current use: _____	P Sharon A. Pelletier P.O. Box 9739-1105 Portland, Maine 04104-5039	<i>← mailing 207-415-9375-</i>
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: change of use for a home occupation, to add; <i>Hair Salon</i>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <i>Sharon id Pelletier</i>		
Mailing address:		
We will contact you by phone when the permit is ready. You must come in and pick up the permit 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: <i>207-415-9375-</i>		

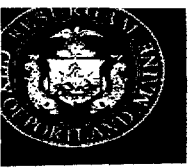
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 the 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: <i>Sharon A Pelletier</i>	Date: _____
---------------------------------------------------	-------------

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





PORTLAND MAINE

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

*Lee Urban-Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

March 8, 2005

*Sharon A. Pelletier
P.O. Box 9739-1105
Portland, ME 04104*

RE: 545 Auburn Street (lot #2) – 382A-D-022 – R-2 Zone – application #05-0219

Dear Ms Pelletier:

I am in receipt of your application to construct a new dwelling unit at the above location. Your permit is denied until the following information has been received and approved by this office.

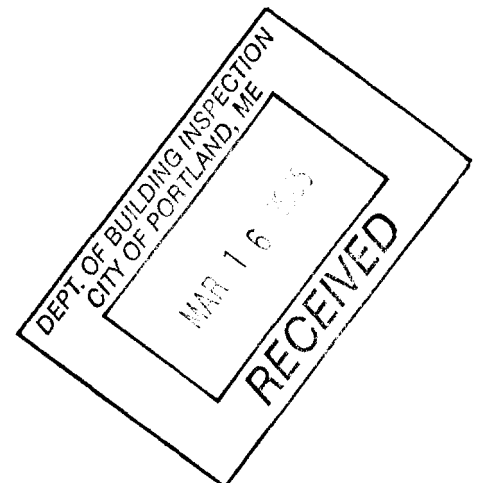
Your construction plans show a hair salon on the first floor. A hair salon is not an allowable principal use within the R-2 Zone. However, the City of Portland does allow for a home occupation within a dwelling unit. Before your new house permit can be issued, you must apply for a home occupation. I have included an application with this letter. Please fill it out as instructed and submit it to our front staff for processing. Your permit is on hold until such time that your home occupation permit application is reviewed and can be issued.

If you have any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,

*Marge Schmuckal
Zoning Administrator*

*Cc: David Dardano, 20 Shepard Land, Portland, ME 04103
Jay Reynolds, Planning
File*



SHARON A PELLETIER

March 12, 2005

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

Dear Ms. Schmuckal:

I am requesting a permit to allow the use of my residence at Lot # 2, Auburn Estates for a home occupation. The house has not been built yet. The city does have all the paper work for the building permit. I intend to open a hair salon. The blue prints of my house do include the salon. In effect my work will be cosmetology, an acceptable home occupation listed under item (14) of Section 14-410 of the Portland Zoning Ordinance. The following is an explanation of how my home occupation meets the (1) of the same.

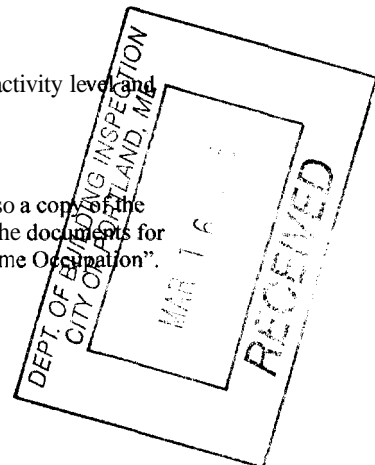
- a. My home occupation will occupy approximately 288', half of a 24' by 24' attached garage. The house is 2400' cape. *x25' = 600ft*
- b. No goods will be stored displayed or visible from outside the residence.
- c. Storage of the material necessary to perform my occupation is included in the 288 square feet of the space mentioned above.
- d. Not sure, there may be (1) two square feet sign affixed to the building. *future req*
- e. No exterior alterations to the residence are necessary.
- f. View Plot Plan, engineered by Sebago Technics, included with documents for house permit. They have designed a parking lay out for the resident plus for the business.
- g. No objectionable effects will result from my home occupation.
- h. I may require the services of (1) employee. *no more than one employee*
- i. The traffic will be minimum and not exceed the normal flow for a residential neighborhood
- j. No vehicles even nearing a gross weight of 6,000 pounds 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.

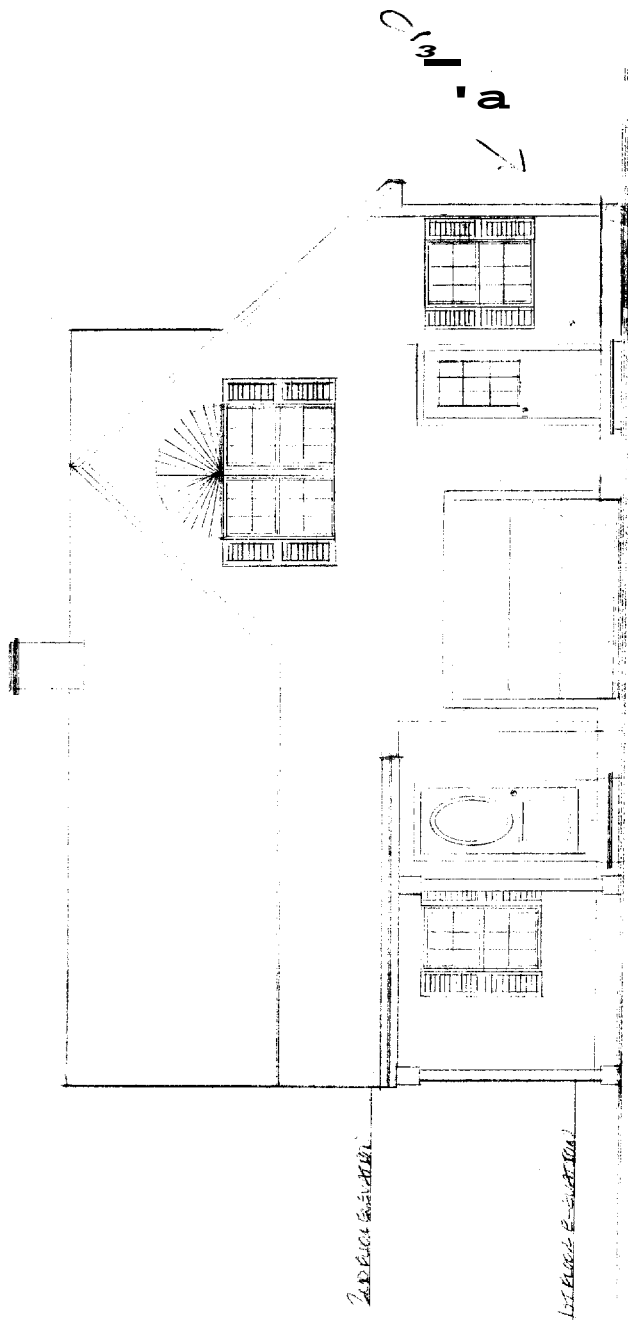
Attached you will find a copy of a **floor** plan showing the first floor of the house and the hair salon, also a copy of the front of the house. In the salon you will see that there are two (2) dryer chairs. For larger viewing see the documents for house permit. Also there is a copy of Declaration of Covenants from "Auburn Estates" permitting "Home Occupation". Thank you for your assistance in this matter.

Sincerely,

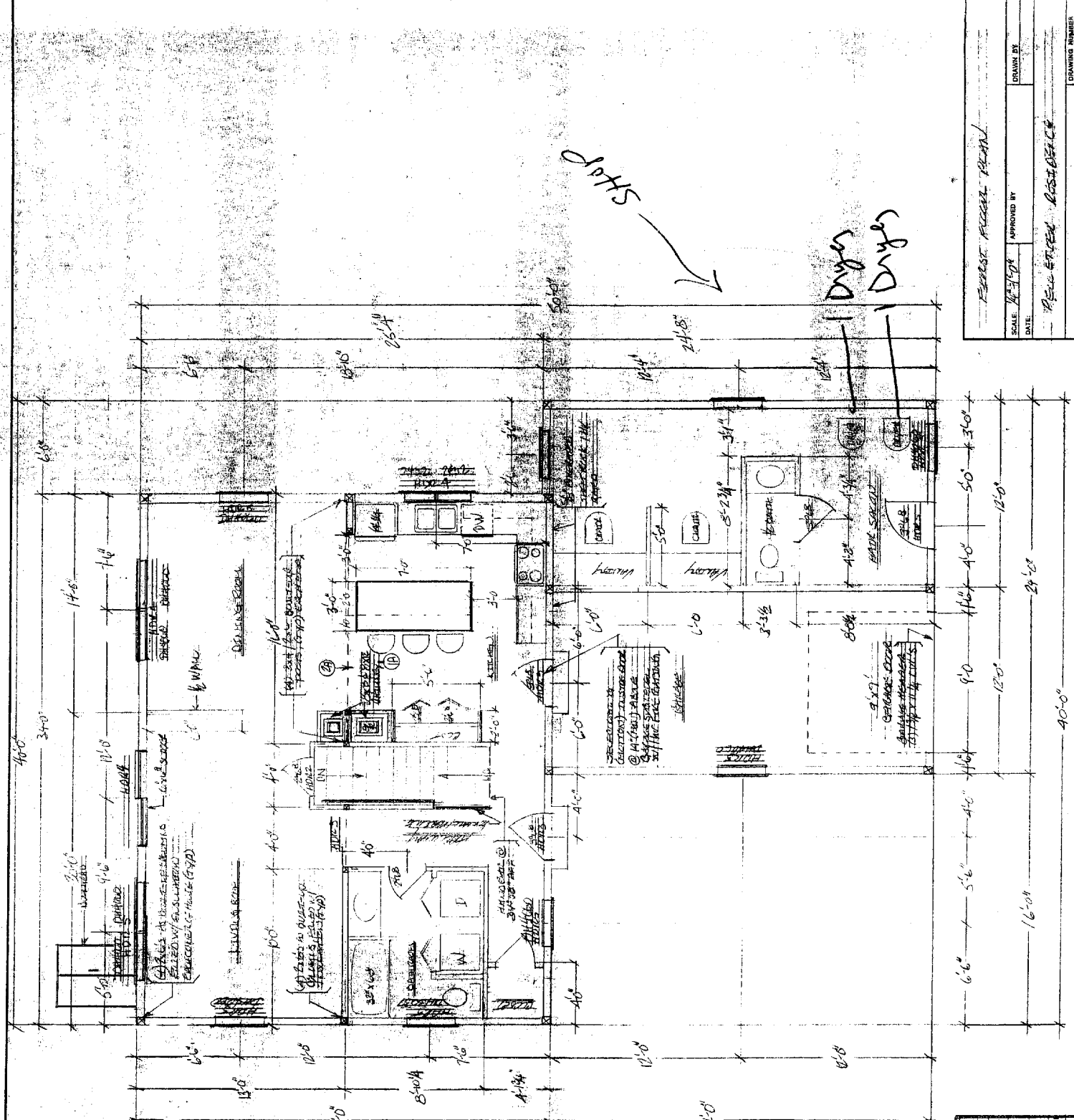
Sharon A. Pelletier



P Sharon A. Pelletier
P.O. Box 9739-1105
Portland, Maine
04104-5039



DRAWING NO.		DRAWING NAME	
DATE		APPROVED BY	
SCALE		DRAWN BY	
DRAWING NO.		SHEET	



NOTES:

(A) CHIMNEY-HEAD SHALL BE 2" CLEARANCE BELOW FLASHING. FLASHING SHALL BE FIRE STOP BETWEEN FLOORS.

(B) STEEL DECK - INSIDE FRAME SHALL BEAR ON EXISTING CONCRETE SLAB AND BE SUPPORTED BY LEGGATED, APPROVED STEEL OR ALUMINUM OR WELDED OR WELDED STEEL SUPPLIERS.

GENERAL NOTES:

(1) ALL SPECIFIED MEMBERS BEAR AND "BUILT" STAYS AND SHALL BE IN THE INTERIOR OF MEMBERS.

(2) QUANTITY OF 2 X 4 BUMP UP JOBS SHALL BE AS SHOWN IN DRAWING. JOBS SHALL BE SET IN PLACE AND SHALL BE SET IN PLACE.

(3) ALL MEMBERS SHALL BE SET IN PLACE AND SHALL BE SET IN PLACE.

(4) ALL MEMBERS SHALL BE SET IN PLACE AND SHALL BE SET IN PLACE.

REVISION	DESCRIPTION	DATE	BY
1	REVISION		
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		

**DECLARATION OF COVENANTS, COMMON
EASEMENTS AND RESTRICTIONS**

WITNESS THIS DECLARATION OF COVENANTS, COMMON EASEMENTS AND RESTRICTIONS made this _____ day of _____, 2004, by NIAL CONSTRUCTION of Kittery, Maine (hereinafter referred to as the "Declarant"); and

WHEREAS, Declarant **owns** certain real property located in the City of Portland, County of Cumberland, and State of Maine, shown upon a certain plan entitled Auburn Estates (hereinafter referred to as the "Subdivision") prepared by Sebago Technics dated July 22, 2004, and recorded in the Cumberland County Registry of Deeds in Plan Book _____, Page _____, (hereinafter referred to as the "Plan"); and

WHEREAS, the Declarant, being about to sell and convey lots in said Subdivision, desires to assure to said purchasers and their heirs, successors, and assigns, owning such lots, the use, benefit and enjoyment of said lots in accordance with a harmonious plan, and to this end desires that said lots in said Subdivision shall be subjected to certain restrictions, reservations, servitudes, covenants, agreements and easements as hereinafter set forth:

WHEREAS, Declarant desires to assure quality standards for the wholesome development of the Property and to promote the interest and welfare of each Owner of a part of the Property (hereinafter referred to as the "Owners") and therefore desires to subject the Property to protective covenants and common easements as set for the hereinafter:

WHEREAS, Declarant hereby declares that the Property is and shall be held, occupied, improved, transferred, leased and otherwise used and disposed of subject to the protective covenants and common easements set forth herein, all of which are declared to be in furtherance of a uniform scheme of mutual equitable servitudes upon each and every portion thereof, in favor of each and every other portion thereof, and create the reciprocal acquiring or owning an interest in any portion thereof, which protective covenants and common easements shall be determined to run with the land and be a burden and benefit upon and to, and be enforceable by, all persons having any interest in any portion of the Property.

ARTICLE I

Each conveyance of a numbered lot shown upon the Plan (the "Lot") shall henceforth be subject to the following protective covenants and restrictions:

1. *Residential Uses.* Subject to the rights of the Declarant to develop and sell the Lots and such other rights of the Declarant as are set forth in this Declaration, each Lot shall be used only as a single-family residence. With the exception of those businesses that are known as "Home Occupation" businesses, which are primarily oriented towards providing services, as outlined in the City of Portland's Zoning Code for zone R-2.

* Must also maintain turn around for Lots 1, 2, 3 on Auburn Street

*W
SJR*

