

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

Location of Construction: 1179 Washington Ave.		Owner: Loni Graiver		Phone: 878-9551 (6) 878-5716	
Owner Address:		Lessee/Buyer's Name:		Phone:	
Contractor Name:		Address:		BusinessName:	
Past Use: 2 family		Proposed Use: Same w/one unit for home occupation/real estate ofc		COST OF WORK: \$2100	
				PERMIT FEE: \$25.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: Type:	
Proposed Project Description: change of use				Signature: _____	
				Signature: _____	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
				Signature: _____ Date: _____	
Permit Taken By: Vicki Dover		Date Applied For: 12/16/97			

Permit No: **971335**

PERMIT ISSUED

Permit Issued:
DEC 30 1997

CITY OF PORTLAND

Zone: **ES** CBL: ~~_____~~ **408-D-3**

Zoning Approval: *2 in 10/97*

Special Zone or Reviews:

Shoreland *12/19/97*

Wetland *in 10/97*

Flood Zone

Subdivision

Site Plan maj minor mm

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: _____

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..

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

1179 Washington Ave., Portland 04103 878-9551 12/16/97

SIGNATURE OF APPLICANT: *Loni Graiver* 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

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT 7

COMMENTS

3/27/29 Final Insp - only 1 Room office - smoke det. installed -
& fire rated - OK to occupy - appears to be done
per plans & TRA

	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1179 Washington Ave 408-D-003

Issued to Loni Graiver

Date of Issue 22 March 1999

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. 971335, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

First Floor/Front Room
BOCA 1996

APPROVED OCCUPANCY

Two Family Dwelling
w/one room for Home Occupation
Real Estate Office

Limiting Conditions:

No sales or closing transactions on site.

This certificate supersedes
certificate issued

Approved:

3/22/99 *[Signature]*
.....
(Date) Inspector

[Signature]
.....
Inspector of Buildings

LAND USE - ZONING REPORT

ADDRESS: 1179 Washington Ave DATE: 12/19/97

REASON FOR PERMIT: home occupation for 1 dwelling unit

BUILDING OWNER: Loni Graiver C-B-L: 403-D-3

PERMIT APPLICANT: Loni Graiver

APPROVED: with conditions DENIED: _____

#1, #7, #9

CONDITION(S) OF APPROVAL

1.

During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.

2.

The footprint of the existing _____ shall not be increased during maintenance reconstruction.

3.

All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.

4.

Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.

5.

This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

6.

Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.

7.

Separate permits shall be required for any signage. under Home occupation guidelines

8.

Separate permits shall be required for future decks and/or garage.

9.

Other requirements of condition ~~4~~ _____

Limitations on top of home occupation - No sales transactions on site. No closing transactions on site.

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

Proposed change of use for 1179 Washington Ave

Purpose: To utilize front 12X10 room for Real Estate Sales use

Name of Business: Graiver Realty

Phone# 878-5711

Home# 878-9551

City of Portland

Zoning Department

Portland, Maine 04103

12-16-97

A. Office shall use less than 500 sf and less than 25% of the total area

B. There will be no outside storage required

C. Again, no storage required

D. One sign shall meet all requirements in the section. Will be non-illumination, less than 2 sf, attached to house and will not project more than 1 foot beyond building.

E. No outside alterations shall be made other than sign.

F. All parking will be met on street and in driveway

G. Will not produce any of effects mentioned in this paragraph

H. I am the only employee

I. No traffic will be generated by use

J. No motor vehicle will have 6,000 pounds in gross weight.

Note: This office shall not perform Real Estate Transactions on sight.


Loni Graiver

12-16-97
Date

12/19/97 ^{per phone call} NO selling from the office - takes calls - meets
clients on site - NO closings on site

Proposed Home office
1179 Washington Ave
Portland, ME
04103

