

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that SAMUEL J HECK

Located At 27 VAILL ST

Job ID: 2012-09-4959-CH OF USE

CBL: 433-E-010-001

has permission to Home Occupancy

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

9-27-12

**Fire Prevention Officer**

**Code Enforcement Officer / Plan Reviewer**

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

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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.**

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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Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-09-4959-CH OF USE

Located At: 27 VAILL ST

CBL: 433- E-010-001

## Conditions of Approval:

### **Zoning**

1. Separate permits shall be required for any new signage using the home occupation guidelines
2. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained. There shall be ***no retail sales*** on the premises.

### **Building**

Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in use only.

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-09-4959-CH OF USE	Date Applied: 9/14/2012	CBL: 433- E-010-001	
Location of Construction: 27 VAILL ST	Owner Name: SAMUEL J HECK & KATHERINE WORTHING	Owner Address: 27 VAILL ST PORTLAND, ME 04103	Phone: 751-6340
Business Name:	Contractor Name: OWNER	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: CHUSE-HO	Zone: R-5
Past Use: Single Family Dwelling	Proposed Use: To change the use from a single family dwelling to a single family dwelling with a home occupation for home crafts (knitting)	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB IRC09
Proposed Project Description: Home Occupation		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		<b>Zoning Approval</b>	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK with conditions</i> <i>9/14/12</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
	<b>CERTIFICATION</b>		

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



# General Building Permit Application

Extend 9/14/12

(B)

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.

# 2012-09-4959 Chof use

R-5

Location/Address of Construction: 27 Vaill St.		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant * <u>must</u> be owner, Lessee or Buyer* Name Address City, State & Zip	Telephone:
433      ED10      001	Katherine Worthing 27 Vaill St. Portland, ME 04103	207-751-6340
Lessee/DBA (if applicable) <b>RECEIVED</b>  SEP 14 2012  Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost of Work \$ 150 C of O Fee: \$ 75 Total Fee: \$ 225
Current legal use (i.e. single family) <u>single family</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Home occupation. home crafts</u>		
Contractor's name: <u>NO construction</u> 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](http://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:

Date:

9/14/12

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

14 September 2012

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 me the use of my residence at 27 Vaill Street for a home occupation. I intend to create knitted items for sale in an online shop. In effect, my work will be home crafts, an acceptable home occupation listed under item 15 of Section 14-410 of the Portland Zoning Ordinance. The following is an explanation of how my home occupation meets the criteria listed under item 1 of the same.

- a. My home occupation will occupy approximately 50.5 square feet of the floor area of my residence (about 5% of the total floor area).
- b. No goods will be stored, displayed, or be visible from outside the residence.
- c. Storage of the material necessary to perform my occupation is minimal and included in the 50.5 square feet of floor space mentioned above.
- d. There will be no external signage related to my home occupation.
- e. No exterior alterations to the residence are necessary.
- f. Since I will not be dealing with customers at my residence, no additional parking is necessary.
- g. No objectionable effects will result from my home occupation.
- h. I will not require the services of any employees.
- i. Since I will not be dealing with customers at my residence, no additional traffic will be generated by my home occupation.
- j. No vehicles even nearing a gross vehicle 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 my entire dwelling and area of home occupation space as well as a plot plan of my lot. Thank you for your assistance in this matter.

Sincerely,



Katherine G. Worthing  
27 Vaill St.  
Portland, Maine 04103  
(207) 751-6340  
katiworthing@gmail.com

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

**Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

**CBL** 433 E010001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 27 VAILL ST  
**Owner Information** HECK SAMUEL J & KATHERINE G WORTHING JTS  
 27 VAILL ST  
 PORTLAND ME 04103  
**Book and Page** 27440/300  
**Legal Description** 433-E-10  
 VAILL ST 21-27  
 CLEVELAND ST 14-16  
 6000 SF  
**Acres** 0.1377

**Current Assessed Valuation:**

**TAX ACCT NO.** 44162 **OWNER OF RECORD AS OF APRIL 2012**  
 HECK SAMUEL J &  
 KATHERINE G WORTHING JTS  
 27 VAILL ST  
 PORTLAND ME 04103  
**LAND VALUE** \$72,700.00  
**BUILDING VALUE** \$90,100.00  
**HOMESTEAD EXEMPTION** (\$10,000.00)  
**NET TAXABLE - REAL ESTATE** \$152,800.00  
**TAX AMOUNT** \$2,875.70

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

**Building Information:**

**Building 1**  
**Year Built** 1910  
**Style/Structure Type** BUNGALOW  
**# Stories** 1  
**# Units** 1  
**Bedrooms** 2  
**Full Baths** 1  
**Total Rooms** 5  
**Attic** UNFIN  
**Basement** FULL  
**Square Feet** 976

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**Sales Information:**

Sale Date	Type	Price	Book/Page
12/4/2009	LAND + BUILDING	\$181,000.00	27440/300
2/9/2006	LAND + BUILDING	\$135,000.00	23662/247

[New Search!](#)



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , Check Number: 365

**Tender Amount:** 225.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 9/14/2012

**Receipt Number:** 48207

## Receipt Details:

Referance ID:	8011	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-09-4959-CH OF USE - Home Occupation			
Additional Comments: 27 Vail			

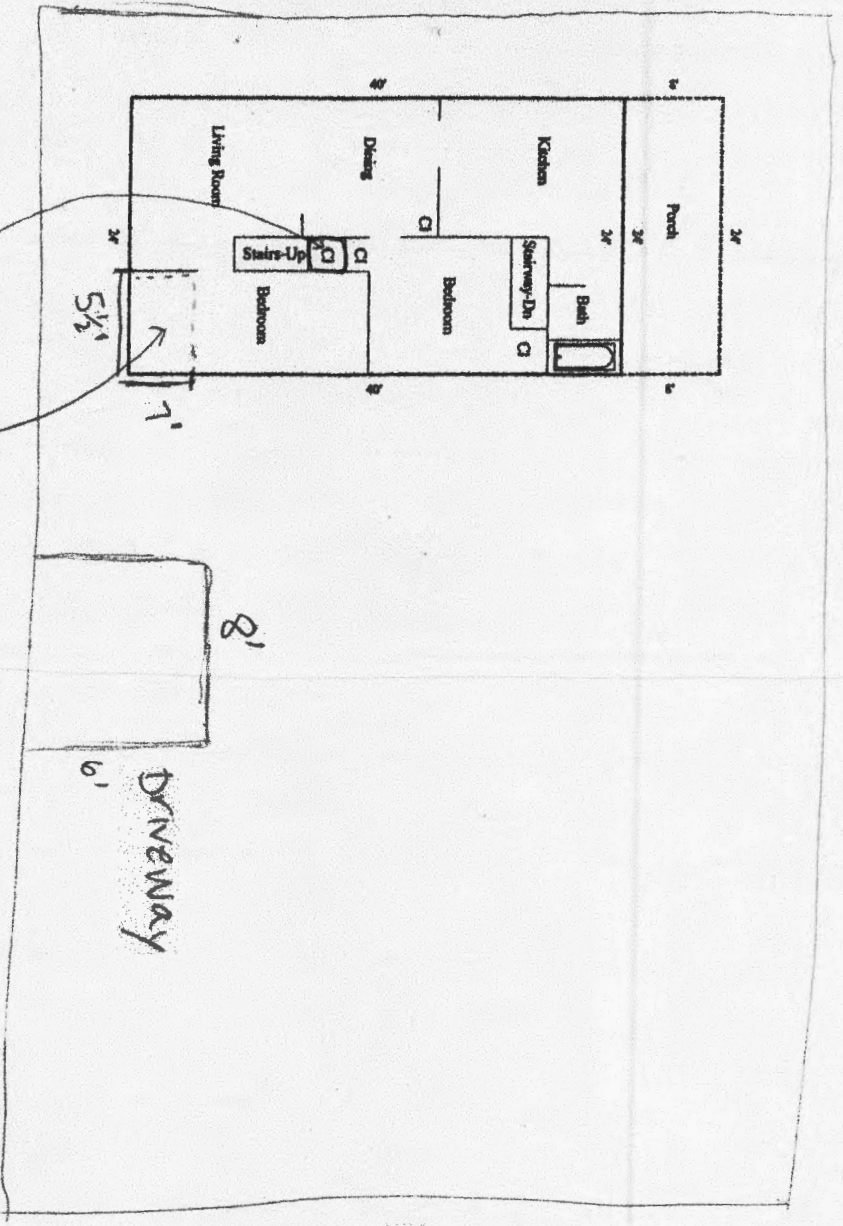
Referance ID:	8012	Fee Type:	BP-Home
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Job ID: 2012-09-4959-CH OF USE - Home Occupation			



9/14/12

Katherine Workning  
27 Vall St.

Floor plan and plot plan



100'

60'

BUSINESS AREA

$$38.5 \text{ ft}^2 + 12 \text{ ft}^2 = 50.5 \text{ ft}^2 \text{ total}$$

$$\begin{array}{r} 24 \times 40 = 960 \\ 8 \times 24 = 192 \\ \hline 1152 \end{array}$$

$$50.5 \times 22.1152 = 4.406$$