

CITY OF PORTLAND, MAINE
BUILDING & INSPECTION SERVICES

Date July 22, 1985

To: Gloria Bishop
Contractor

8 Bramhall Terraced - Ledgewood

With relation to permit applied for to demolish a 2 car detached garage - 2
at (address) 83 Dartmouth St. belonging to

(owner) Gloria Bishop. It is unlawful to commence demolition work until a permit has been issued from this department.

313
Section 6 of the Ordinance for rodent and vermin control provides, "It shall be unlawful to demolish a building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building and Inspection Services Department until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department."

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

NOTICE - PER MUNICIPAL CODE
A PERMIT TO DEMOLISH OR REMOVE A
STRUCTURE SHALL EXPIRE THIRTY (30)
DAYS AFTER THE DATE OF ISSUANCE.

Very truly yours,

P. Samuel Hoffses
Chief of Inspection Services

Health Department comment

Inspected garages, no
asbestos or indication of rats.

Copies to:

- 2 - Health - Environ. (Mr. Vandeloski)
- 1 - Health - (Mr. Noyes)
- 1 - Public Works - Attn. Sanitation - 82 Hancock St. (Garage)
- 1 - Fire Dept.

SUE BRIDGES

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

0 922

AUG 21 1985

ZONING LOCATION

PORTLAND, MAINE JULY 23, 1985

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 77-83 Dartmouth St. Fire District #1 ☐ #2 ☐

1. Owner's name and address Gloria Bishop - 8 Bramhall Terrace Telephone 775-0940

2. Lessee's name and address Ledgewood Telephone

3. Contractor's name and address Owner Telephone

Proposed use of building No. of sheets No. families

Last use 2 car garage - detached No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 800 Appeal Fees \$

FIELD INSPECTOR—Mr.

@ 775-5451

Base Fee 5.00

demo Late Fee 50.00

TOTAL \$ 55.00

To demolish 2 - 2 car detached garages
no utilities

Stamp of Special Conditions

send permit to # 1 04113

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on center
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street?

Will there be in charge of the above work a person competent
to see that the State and City requirements pertaining thereto
are observed?

Signature of Applicant

Gloria Bishop

Phone # same

Type Name of above

Gloria Bishop

1x 2x 3x 4x

Other

and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



MR. MAC ISAAC

Permit No. 85/922

Location 97-43 Dependent cell

Owner Johnnie D. Thompson

Date of permit 7-22-85

Approved 8-21-85

Dwelling Charles & Joseph

Garage 00/

Alteration

NOTES

A large handwritten 'X' mark is drawn across the page with a black pen. The 'X' is formed by two intersecting diagonal lines. The paper has horizontal blue lines and a vertical red margin line on the left.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or printed text on the paper.



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date March 18, 19 85
Receipt and Permit number D 01615

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 83 Dartmouth St.

OWNER'S NAME: Gloria Bishop

ADDRESS: Bramhall Place

FEES

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 3e60 5.00

FIXTURES: (number of) Incandescent _____ Fluorescent* _____ (not strip) TOTAL _____
Strip Fluorescent _____ ft. _____

SERVICES: Overhead X Underground _____ Temporary _____ TOTAL amperes 100 3.00
METERS: (number of) 1 .50

MOTORS: (number of) Fractional _____
1 HP or over _____

RESIDENTIAL HEATING: Oil or Gas (number of units) _____
Electric (number of rooms) 4 4.00

COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____
Oil or Gas (by separate units) _____
Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of) Ranges X Water Heaters _____
Cook Tops _____ Dishwashers _____
Wall Ovens _____ Compactors _____
Dryers _____ Others (denote) _____
Fans _____ TOTAL 1.50

MISCELLANEOUS: (number of) Branch Panels _____
Transformers _____
Air Conditioners Central Unit _____
Separate Units (windows) _____
Signs 20 sq. ft. and under _____
Over 20 sq. ft. _____
Swimming Pools Above Ground _____
In Ground _____
Fire/Burglar Alarms Residential _____
Commercial _____
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____
over 30 amps _____
Circus, Fairs, etc. _____
Alterations to wires _____
Repairs after fire _____
Emergency Lights, battery _____
Emergency Generators _____

INSTALLATION FEE DUE: _____
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
FOR REMOVAL OF A "STOP ORDER" (304-16.b) TOTAL AMOUNT DUE: 14.00

INSPECTION. 3-19-85 2:30
Will be ready on _____, 19____; or Will Call _____
CONTRACTOR'S NAME: Ronald Laughton
ADDRESS: 22 Woodside Drive, Scarborough
TEL.: _____
MASTER LICENSE NO.: 3030 SIGNATURE OF CONTRACTOR: _____
LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
OFFICE COPY — CANARY
CONTRACTOR'S COPY — GREEN

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE

AUG 21 1965

JULY 22, 1965

City of Portland

To the CHIEF OF BUILDING & INSPECTION DEPT., PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 71-83 Dartmouth St. Fire District #1 ☐ #2 ☐

1. Owner's name and address Gloria Bishop - 6 Bralall Terrace Telephone 775-0940

2. Lessee's name and address Ledgewood Telephone

3. Contractor's name and address Owner Telephone

No. of sheets

Proposed use of building No. families

Last use 2 car garage - detached No. families

Material No. stories Heat Style of roof Roofing

Other building on same lot

Estimated contractual cost \$ 800

FIELD INSPECTOR—Mr. Appeal Fees \$

Base Fee \$ 5.00

depo \$ 50.00

Fee \$

TOTAL \$ 55.00

To demolish 2 - 2 car detached garages
no utilities

Stamp of Special Conditions

send permit to # 1 64113

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street?

ZONING:

BUILDING CODE:

Will there be in charge of the above work a person competent

Fire Dept.:

to see that the State and City requirements pertaining thereto

Health Dept.:

are observed?

Others:

Signature of Applicant Phone # same

Type Name of above Gloria Bishop ☒ 1 ☐ 2 ☐ 3 ☐ 4

Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

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

Location of Construction: 83 Dartmouth St		Owner: Bishop, Gloria		Phone:		Permit No: 340799	
Owner Address:		Lease/Buyer's Name: Ellen Taintor		Phone: 83 Dartmouth St (Apt #2)		Business Name: Portland, ME 04103	
Contractor Name:		Address:		Phone: 879-8959		Mary Gresik	
Past Use: 3-fam		Proposed Use: 3-fam w/Home occ		COST OF WORK: \$		PERMIT FEE: \$ 25.00	
Proposed Project Description: Change of Use from 3-fam to 3-fam w/Home Occupation (Reflexology)		FIRE DEPT. ☒ Approved ☐ Denied		INSPECTION: Use Group R-2 Type 5B		Zone: CBL 116-E-006	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zoning Approval: ☒ Approved ☐ Denied	
		Action: Approved Approved with Conditions Denied				Special Zone or Reviews: ☐ Shoreland ☐ Wetland ☐ Flood Zone ☐ Subdivision ☐ Site Plan ☐ minor ☐ mm ☐	
		Signature:		Date:		Zoning Appeal: ☐ Variance ☐ Miscellaneous ☐ Conditional Use ☐ Interpretation ☐ Approved ☐ Denied	

1. This permit application doesn't 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.

**PERMIT ISSUED
WITH REQUIREMENTS**

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 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.

SIGNATURE OF APPLICANT *Ellen Taintor* ADDRESS: *83 Dartmouth St #2 Portland 04103* DATE: *01 August 1994* PHONE: *879-8959*

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEC DISTRICT **6**

M.R. ROWE

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

Location of Construction: 83 Dartmouth St		Owner: Bishop, Gloria		Phone:		Permit No: 940799	
Owner Address:		Lease/Buyer's Name: Liles Taintor 83 Dartmouth		Phone: SC (Apt #2)		Business Name: P.O. Box ME 04103	
Contractor Name:		Address:		Phone: 879-8959		Permit Issued: AUG - 3 1994	
Past Use: 3-fam		Proposed Use: 3-fam w/House occ		COST OF WORK: \$		PERMIT FEE: \$ 25.00	
Proposed Project Description: Change of Use from 3-tus to 3-fam w/House Occupation (Reflexology)		FIRE DEPT. ☐ Approved ☐ Denied		INSPECTION: Use Group R2 Type 5B		CITY OF PORTLAND Zone: CBL 116-E-006	
		Signature:		Signature:		Zoning Approval:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: ☐ Approved ☐ Approved with Conditions ☐ Denied		Signature:		Date:	
1. This permit application doesn't 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 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							
SIGNATURE OF APPLICANT Liles Taintor		ADDRESS:		DATE: 01 August 1994		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE				PHONE:		CEO DISTRICT 6	

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Lector

PERMIT ISSUED
WITH REQUIREMENTS

11/17/1994

COMMENTS

Completed!
A. Rowe

2/6/95

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

BUILDING PERMIT REPORT

Address 83 Dartmouth St. Date 2/24/94
Reason for Permit Change of Use: From 3 Family Dwelling
To 3 family dwelling with Home Occ. Bldg. Owner: B. L. P. Gloria
Contractor: _____
Permit Applicant: Taigton Ellen
Approval: *4 *5 *6 *7

CONDITION OF APPROVAL:

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection).
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- *4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
- *5. Each apartment shall have access to (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- *6. The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- *7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of special knowledge or separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq.ft.

8. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code 919.3.2 (BOCA National Building Code 1993), and NFPA 101 Chapter 18 & 19. (smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

9. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by Fire Partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993).

10. Guardrails & Handrails - A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, I-2 and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

11. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023.0 & 1024.0 of the City's building code (The BOCA National Building Code/1993).

12. Stair construction in Use Group R-3, R-4 is a minimum of 9" tread and 8-1/4" maximum rise.

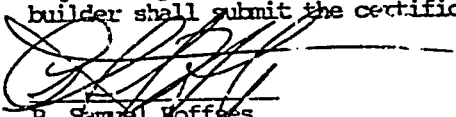
13. Headroom in habitable space is a minimum of 7'6".

14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

15. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate of occupancy is issued or demolition permit is granted.

16. Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

17. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.


P. Samuel Hoffees
Chief of Inspections

/dmm 01/14/94(redo w/additions)

LT. McDougall P.F.D.

§ Approach zone transition area: Slope, one (1) in two (2).
Code 1962, § 602.15.H)

Sec. 14-410. Home occupation.

Purpose. The purpose of home occupations is to allow the secondary and incidental use of a residence for the conduct of appropriate occupations whose external activity levels and impacts are so limited as to be compatible with the residential character of the neighborhood.

- (1) In connection with the operation of a home occupation, within a dwelling unit, the following requirements shall be met:
 - a. A home occupation shall not occupy more than five hundred (500) square feet of floor area or more than twenty-five (25) percent of the total floor area of such a dwelling unit, whichever is less, or in the case of licensed family day care homes, or home babysitting services, to accommodate not more than six (6) children plus two (2) children after school and having no nonresidential employees;
 - b. There shall be no outside storage of goods and materials nor shall there be exterior displays, or display of goods visible from the outside;
 - c. Storage of materials related to the home occupation shall count as a part of the occupancy limitations in subsection (1)a. above, but shall not constitute a dominant part of such occupancy provided, however, storage of such materials or products in garages or other accessory structures is prohibited;
 - d. Exterior signs shall be limited to one (1) nonilluminated sign not exceeding a total area of two (2) square feet, affixed to the building and not projecting more than one (1) foot beyond the building;
 - e. Any exterior alterations to the residence shall be compatible with the architecture of the building and maintain the residential appearance by virtue of exterior materials, lighting, and signs;
 - f. Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard;
 - g. The home occupation shall not produce offensive noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare or other objectionable effects;
 - h. There shall be no more than one (1) nonresident employed in the home occupation, provided, however, family day care or home babysitting services shall have no nonresident employees;
 - i. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood;
 - j. No motor vehicle exceeding a gross vehicle weight of six thousand (6,000) pounds shall be stored on the property in connection with the home occupation.
- (2) No residence shall be occupied, altered or used for any home occupation except the following:
 - a. Accountants and auditors;

- b. Answering services (not phones);
 - c. Architects;
 - d. Artists and sculptors;
 - e. Authors and composers;
 - f. Computer programming;
 - g. Custodial services;
 - h. Custom furniture repair and upholstery;
 - i. Dentists, doctors, therapists, and health care practitioners;
 - j. Direct mail services;
 - k. Dressmakers, seamstresses and tailors;
 - l. Engineers;
 - m. Family planning services;
 - n. Hairdressers (limited to no more than two (2) hair dryers);
 - o. Home crafts, such as model making, rug weaving, lapidary work, cabinet making, weaving, ceramics;
 - p. Interior decorators;
 - q. Lawyers, justices of the peace and notary publics;
 - r. Licensed family day care home or babysitting services;
 - s. Musicians or music teachers, including group instruction not to exceed six (6) students at any time but not including performances or band rehearsals, which shall meet the following requirements in addition to those set forth in subsection (1) of this section:
 - 1. Electronic amplification is prohibited;
 - 2. The applicant shall demonstrate that noise attenuation is provided which minimizes perception of sound at property lines at all times during the use. Noise attenuation measures may include, but are not limited to, insulation, double-pane windows, air conditioners or any combination of these or similar noise attenuation measures;
 - 3. Hours of operation shall be limited to 8:30 a.m. to 9:30 p.m.
 - t. Office facility of a minister, rabbi, or priest;
 - u. Photographic studios;
 - v. Professional counseling and consulting services;
 - w. Professional research services;
 - x. Sales persons provided that no retail or wholesale transactions are made on the premises;
 - y. Small appliance repair;
 - z. Snow plowing provided that only one (1) snow plow vehicle is stored on or generated from the site;
 - aa. Special tutoring or instruction not to exceed three (3) pupils at any given time;
 - bb. Stenographic and other clerical services.
- (3) A home occupation that is not listed in paragraph (2) of this section but is similar to and not more objectionable than these home occupations listed in that paragraph shall

be permitted as a conditional use subject to the requirements of paragraph (1) of this section and section 14-474 (conditional use) of this article. This provision shall not include veterinarians, kennels, animal raising, funeral homes, retail uses including antique shops, restaurants, dancing studios, towing services, repair and painting of automobiles as home occupations.

(Code 1968, § 602.18.1; Ord. No. 277-77, 11-7-77; Ord. No. 548-85, § 1, 5-6-85; Ord. No. 76-85, § 1, 7-1-85; Ord. No. 66-87, § 2, 11-2-87; Ord. No. 329-90, 5-7-90)

Secs. 14-411-14-420. Reserved.

DIVISION 25. SPACE AND BULK REGULATIONS AND EXCEPTIONS

Sec. 14-421. Generally.

The requirements of this article shall be subject to the space and bulk regulations and exceptions of this division.

(Code 1968, § 602.12.A)

Sec. 14-422. Reduction of lot area prohibited.

No lot shall be so reduced that yards, lot width, lot frontage, lot area, area per dwelling unit, and space for off-street parking and/or off-street loading shall be less than the minimum required under this article.

(Code 1968, § 602.19.A)

Sec. 14-423. Joint occupancy.

When two (2) or more uses occupy the same building or premises, the off-street parking and loading requirements and the area per dwelling unit requirements of both uses shall be met in full.

(Code 1968, § 602.19.B)

Sec. 14-424. Required open space.

No part of a yard or other open space required about any building under this article shall be included as a part of a yard or other open space required for another building.

(Code 1968, § 602.19.C)

Sec. 14-425. Projections in required yard areas.

A front yard may be occupied by a one-story entrance porch not enclosed, with or without a roof, if the area of the porch does not exceed fifty (50) square feet nor the projection from the building exceed five (5) feet. A cornice, eave, sill, canopy, chimney, or other similar architectural feature, but not including a bay window, may project into any required yard a distance of not more than two (2) feet.

(Code 1968, § 602.19.D)

LEASE

DATE May 31, 1994

Gloria Bishop, having a place of business at 8 Bramhall Terr., Portland, Maine 04103 LESSOR, leases to Ellen Tarter and Pamela Casey LESSEE(S), the two/three bedroom duplex apartment at 83 Darnmouth St Second Floor Portland, Maine, consisting of 5 or six rooms, and one bath, for an initial term of 12 months, from June 1, 1994 to May 31, 1995 at the term rent of \$ 7800. In addition, LESSEE will deposit \$ 650 with LESSOR, to be refunded without interest less extraordinary costs such as repairing damage and replacing missing items. These amounts are payable: (1) \$ 650 upon signing this lease, (2) \$ 650 prior to occupancy, (3) \$ 650 one month after occupancy and (4) \$ 650 on the first of each succeeding month.

The following terms and conditions apply:

1. EQUIPMENT AND SERVICES to be provided by LESSOR, unless prevented by accident, necessary repair or causes beyond control of LESSOR are:
 - a. Cooking Range
 - b. Refrigerator
 - c. Smoke Alarm
2. HEATING SYSTEM - LESSEE is responsible for adequate fuel oil for the heating system, to prevent failure of the system and consequent damage to the building and decoration. Bills for fuel oil will be paid when due so that the service is not interrupted.
3. LESSEE will take responsibility for one-half of removal of snow on walks and steps and lawn and shrubbery care.
4. If the LESSEE should move prior to the end of the lease term, liability is applied on the following provisions:
 - A. If the one month notice ends anytime on or after October 1 and/or anytime on or before February 28, the LESSEE continues to be responsible for the rent, heat and utilities for the leased apartment until a new tenant assumes a lease for the apartment. The rent will continue to be prepaid monthly. A lease waiver fee will be charged against the security deposit. The waiver fee is one months rent.

- B. If the one month notice ends anytime on or after March 1 and/or anytime on or before September 30 the LESSEE continues to be responsible for the rent, heat, and utilities for the apartment until a new tenant assumes a lease for the apartment. The rent will continue to be pre-paid monthly. A lease waiver fee will be charged against the security deposit. The waiver fee is two thirds of a months rent.

5. FINAL RENTAL PAYMENT - In all lease terminations or non-renewal situations, the final rental payment must be made no later than at the time the LESSEE gives the one month notice. The security deposit may not be used as a last months rent payment.

6. CONTINUED RENTAL PAYMENT RESPONSIBILITY AFTER 30 DAYS TERMINATION PERIOD EXPIRES - As stated in subsection 5A and 5B, rent must be prepaid. If the apartment is rented during the LESSEE's pre-paid period, the rent is prorated and a rental refund is issued to the LESSEE.

7. DESTRUCTION - If the premises are rendered uninhabitable by damage, destruction, or other casualty, the rent shall be abated prorata until the premises are restored; or either party may terminate this lease by written notice within ten days of the premises becoming uninhabitable and the rent shall be abated prorata from the last day habitable.

8. EMINENT DOMAIN - If the premises shall be taken for public purpose by condemnation or eminent domain, this lease shall terminate on the last day before transfer of title, and the rent shall be abated prorata from the termination date.

9. BREACH OF LEASE - If LESSEE shall fail to pay rent when due, or shall fail to comply with any provision of this lease, LESSOR may declare a FORFEITURE, terminating this lease and all LESSEE's rights hereunder.

10. AT TERMINATION OF LEASE, LESSEE AGREES TO:

- a. Surrender promptly and peaceably the lease premises and equipment.
- b. Pay promptly to LESSOR the unpaid balance for all sums due hereunder.
- c. Pay LESSOR for reasonable attorney fee, collection costs and expenses incurred to recover the premises and the sums due.

11. LESSEE'S RESPONSIBILITY FOR PREMISES:

- a. To keep premises and equipment clean.
- b. To discard garbage, rubbish and dirt properly.
- c. Pay LESSOR for all damage beyond normal wear to premises and equipment, caused by LESSEE's family, guests or pets.

12. ALTERATION OR PAINTING OR WALLPAPERING of the leased property is forbidden, except by LESSOR'S permission. Wallpapering is specifically prohibited.

13. LANDINGS, WALKWAYS AND GROUNDS will be kept free of belongings.

14. DISTURBANCE - LESSEE shall not permit any disturbance or nuisance on the premises and between the hours of 10 p.m. and 8 a.m., shall not permit loud playing of any radio, television, phonograph or musical instrument.

15. IMPROPER USE OF PREMISES - Premises are to be used only for private residence or private office. No article shall be hung out from windows or doors or hung from the outside of the building. Laundry is restricted to the basement.

16. PARKING for ^{one} car is provided in the driveway.

17. PERSONAL PROPERTY OF LESSEE is to be on the premises at his/her own risk.

18. PETS ARE NOT allowed without permission of LESSOR.
19. SUBLET - Premises shall not be sublet or occupied without LESSOR'S permission.
20. RIGHT OF ENTRY - LESSOR may enter the premises to make emergency repairs, on reasonable notice and for reasonable cause to inspect, and within one month of termination of the lease, on reasonable notice to show the premises to prospective new tenants.
21. SEPARABILITY - If any portion of this lease is held invalid the remainder of the lease shall not be affected.
22. UNREGISTERED VEHICLES will not be kept on the premises for more than thirty days.
23. KEYS will be returned at the termination of this lease including any duplicates that have been made. A charge will be made of \$10.00 per key not returned.
24. LESSEE will be responsible for damage to appliances and the premises caused by negligence or carelessness.
25. MAXIMUM OCCUPANCY for the above described apartment is Two

IN WITNESS OF THIS CONTRACT and in acknowledgement of receipt of two keys to all doors, the parties sign here:

<u>Pam Casey</u>	<u>5-31-94</u>
LESSEE	
<u>Ellen Tanta</u>	<u>5-31-94</u>
LESSEE	
<u>Alvin H. Bishop</u>	
LESSOR	

August 1, 1994

To Whom It May Concern:

I would like to apply for a change-of-use permit, to use my rented apartment for business purposes as well as residential purposes. The apartment in question is Apartment #2, at 83 Dartmouth Street, Portland, Maine 04103. I have been informed previously by staff in the Zoning Office that this building is located in a B-2 Zone, and is therefore eligible to be used for business purposes.

I would like permission to run my Reflexology practice from one room in the apartment. I am the sole employee of the business. The business will not be disruptive to the neighborhood, as there will not be any signs or notices which would suggest that a business is being run from the premises. The business involves clients visiting the premises for no more than 75 minutes at a time (a Reflexology session takes approximately 45-60 minutes), and would be on a very occasional basis. I work part-time at another (unrelated) job, and I also practice Reflexology outside the home, at Northern Pines Resort in Raymond, Maine.

I am enclosing two copies of a hand-drawn floor plan of the apartment, a photocopy of my lease, which states that the premises may be used for business office purposes, and a check for \$25.00 for the permit fee.

I am also enclosing a brochure, prepared by the International Institute of Reflexology, for further information on Reflexology, as I imagine it may not be a familiar subject to you.

If you need clarification on any aspect of this request, or if I can answer any questions for you, please don't hesitate to call: I can be reached at (207) 282-4171 Tuesday-Thursday, or at home, (207) 879-8959, Mondays, Fridays, and evenings.

Thank you very much for your assistance.

Sincerely,

Ellen S. Taintor
Ellen S. Taintor

15" 15"

