

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

Location of Construction: 52 Back Cove Estates		Owner/Lessee Lori A. LeBlanc	Phone: 773-7281	Permit No: 950051
Owner Address: Lessee 52 Back Cove Estates; Plld, ME 04103		Lease/Buyer's Name: ME 04103	Phone:	Business Name:
Contractor Name:		Address:		Phone:
Past Use: 2-fam dwlg	Proposed Use: 2-fam w home occupation	COST OF WORK: \$	PERMIT FEE: \$ 25	Permit Issued: ISSUED JAN 24 1995 CITY OF PORTLAND Zone: R-3 CBL:
Proposed Project Description: Change of Use - from 2-fam to 2-fam w hone ocptn		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION: Use Group M3 Type: 379 Signature: <i>[Signature]</i>	
Permit Taken By: XXXX L Chase		Date Applied For: 1/19/95		Zoning Approval: 1/20/95 <i>ok with conditions</i> Special Zone or Reviews: <i>met, including if needed</i> <input type="checkbox"/> Shoreland <i>all other City state</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>major minor mm</i>

- This permit application doesn't 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..

PERMIT ISSUED
WITH CONDITION

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

Lori A. LeBlanc 52 *Jan. 19, 1995*
SIGNATURE OF APPLICANT 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

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: *1/19/95*

[Signature]

CEO DISTRICT **6**
[Signature]

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

Location of Construction: 452 Back Cove Estates		Owner: <u>Lessee</u> Lori A. Lallanc	Phone: 773-7231	Permit No: 950051
Owner Address: <u>Lessee</u> 57 Back Cove Estates; Ptd.		Leasee/Buyer's Name: TE 04193	Phone:	Business Name:
Contractor Name:	Address:	Phone:		PERMIT ISSUED JAN 24 1995 CITY OF PORTLAND
Past Use: 2-fam dwlg	Proposed Use: 2-fam w home occupation	COST OF WORK: \$	PERMIT FEE: \$ 25	
Proposed Project Description: Change of Use - from 2-fam to 2-fam w home occp'n		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <u>1/19/95</u>	INSPECTION: Use Group <u>33</u> Type <u>5D</u> Signature: <u>DOC 8-92</u>	Zone: <u>R-3</u> CBL: <input type="checkbox"/>
Permit Taken By: <u>YIEX L Chase</u>		Date Applied For: <u>1/19/95</u>		Zoning Approval: <u>WOM's</u> 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 <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>

- This permit application doesn't 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.

PERMIT ISSUED WITH LETTER

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

Lori A. Lallanc Jan 19 1995

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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: 1/19/95

CEO DISTRICT 6
M.B. Rowe

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

COMMENTS

Handwritten notes in a large oval:

012 A Plumb
2/4/95

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

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 23, 1995

RE 52 Back Cove Estates

Ms. Lori A. LeBlanc
52 Back Cove Estates
Portland, ME 04103

Dear Ms. LeBlanc,


Your application to change the use of 52 Back Cove Estates from two family to two family with home occupation, has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

1. A portable fire extinguisher shall be provided as per NFPA #10.
2. Please read rules attached regarding Home Occupation.

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

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

cc: LT. Gaylen McDougall, Fire Prevention Officer



67 BACK COVE ESTATES
PORTLAND, MAINE 04103
(207) 774-8842

BACK COVE ESTATES

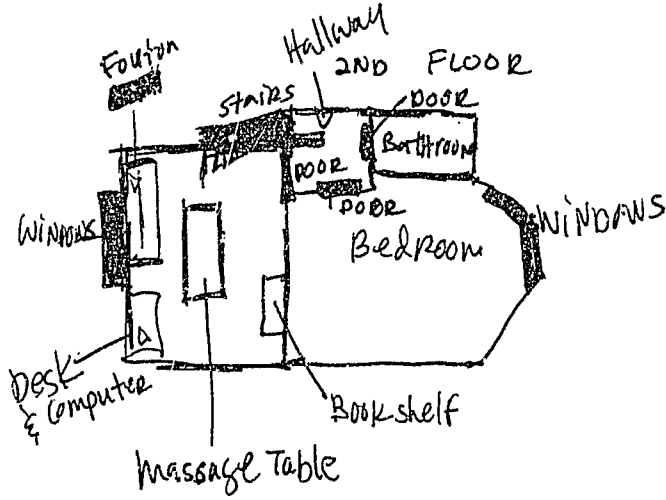
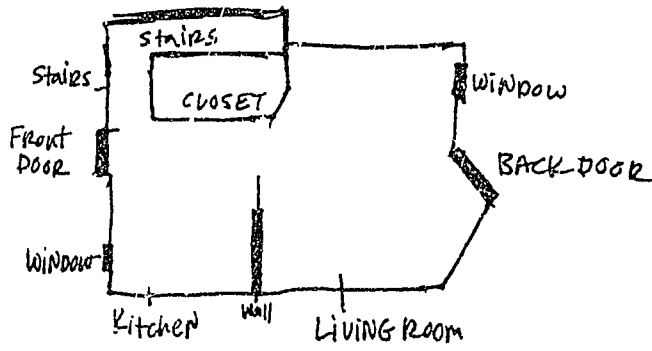
NOV 21, 1994

Management gives Lori A. LeBlanc
permission to practice massage in unit 52
Back Cove Estates for a period of 1 yr.
This should serve purpose for obtaining
a Home occupancy permit. If you need
further information please call me at: 774-8842

Mark Primeau
Mark Primeau
Property Mgr.

Front of
Apartment
↓

1ST FLOOR



Jan 16, 1995

Lori A. LeBlanc

This letter is to serve the purpose of statement, for usage of room in Home for Massage Business.

What will be taking place is, "The manipulation of superficial tissue over the deep tissue of the body for therapeutic purposes." I will also be working with Hydro-therapy, which is hot or cold water pack treatments. When needed to relax muscle spasms. A massage session will last 1 hr to 1 1/2 hrs. I will take medical information at beginning of session. I will be using crystals as well.

Thank You! Lori A. LeBlanc

(S) Approach zone transition area: Slope, one (1) in two (2).
(Code 1968, § 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;

LAND USE

§ 14-410

- b. Answering services (telephone);
 - 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 6:30 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 no more objectionable than those home occupations listed in that paragraph, shall