

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

Location of Construction: 246 Auburn St (Auburn Terrace)		Owner: Auburn Terr Apts		Phone:	Permit No: <b>860099</b>
Owner Address:		Leasee/Buyer's Name:		Phone:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  FEB 21 1996                  CITY OF PORTLAND             </div>
Contractor Name: Ann L. Webber		Address: 246 Auburn St (Unit #156) Ptd, ME 04103		Phone: 874-8775	
Past Use: 1-fam		Proposed Use: Same w/daycare		COST OF WORK: \$	PERMIT FEE: \$ 25.00
Proposed Project Description: Relocating from 1 apt to another within complex  Change Use from 1-fam to 1-fam w/daycare  Max 6 children		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>R3</i> Type <i>5a</i> <i>100893</i> Signature: <i>[Signature]</i>	
Permit Taken By: Mary Gresik		Date Applied For: 16 February 1996		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied  Signature: _____ Date: _____	

- 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

*Ann L. Webber*  
SIGNATURE OF APPLICANT      Ann L. Webber      ADDRESS: \_\_\_\_\_      DATE: 16 February 1996      PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_      PHONE: \_\_\_\_\_  
White-Permit Desk    Green-Assessor's    Canary-D.P.W.    Fink-Public File    Ivory Card-Inspector

Zone: CBL: *R-5*

Zoning Approval: *shall comply with Special Zone or Reviews:*

Shoreland Occupation  
 Wetland *critical area*  
 Flood Zone *is stage*  
 Subdivision *1/20/96*  
 Site Plan *map minor map*

Zoning Appeal *[Signature]*

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: *2/16/96*

GEO DISTRICT 7  
*D. Jordan*



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION 246 Auburn St (Auburn Terrace Apts)

Issued to Ann L. Webber

Date of Issue 23 February 1996

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. 960399, 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

APPROVED OCCUPANCY

Entire (Apt #156)

Single Family w/daycare  
Maximum six (6) children

Limiting Conditions:

This certificate supersedes  
certificate issued

on 23-96  
(Date) Inspector

*[Signature]*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and cannot be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

**City of Portland, Maine - Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 871

Location of Construction: <b>246 Auburn St (Auburn Terrace)</b>		Owner: <b>Auburn Terr Apt</b>		Phone:	Permit No: <b>96 371</b>
Owner Address:		Leasee/Buyer's Name:		Phone:	Business Name:
Contractor Name: <b>Ann L. Webber</b>		Address: <b>246 Auburn St (Unit #156) Portland, ME 04103</b>		Phone: <b>878-8775</b>	
Past Use: <b>1-fam</b>		Proposed Use: <b>Same w/daycare</b>		COST OF WORK: \$ PERMIT FEE: \$ 25.00	
Proposed Project Description: <b>Relocating from 1 apt to another within complex Change Use from 1-fam to 1-fam w/daycare Max 6 children</b>		Signature:		INSPECTION: Use Group: <b>5B</b> Type <b>5B</b> Signature: <i>[Signature]</i>	
Permit Taken By: <b>Mary Cresik</b>		Date Applied For: <b>16 February 1996</b>		Signature: _____ Date: _____	

**PERMIT ISSUED**  
Permit Issued:  
**FEB 21 1996**  
**CITY OF PORTLAND**

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 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

SIGNATURE OF APPLICANT: *[Signature]* **Ann L. Webber** ADDRESS: \_\_\_\_\_ DATE: **16 February 1996** 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

Zone: **CBL**  
Zoning Approval: *[Handwritten]*  
Special Zone or Reviews:  
 Shoreland Development  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan major  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: *[Signature]* **2/16/96**

CEO DISTRICT **7**  
*[Signature]*

COMMENTS

2-22-96 Insp. Completed Clear to Issue used as FO to child day  
care

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

February 21, 1996

Ms. Ann L. Webber  
246 Auburn Street  
Unit 156  
Portland, Maine 04103

RE: 246 Auburn Street

Dear Ann,

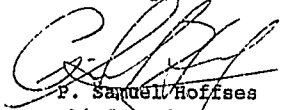
Your application to change of use from an apartment to an apartment with daycare has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

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

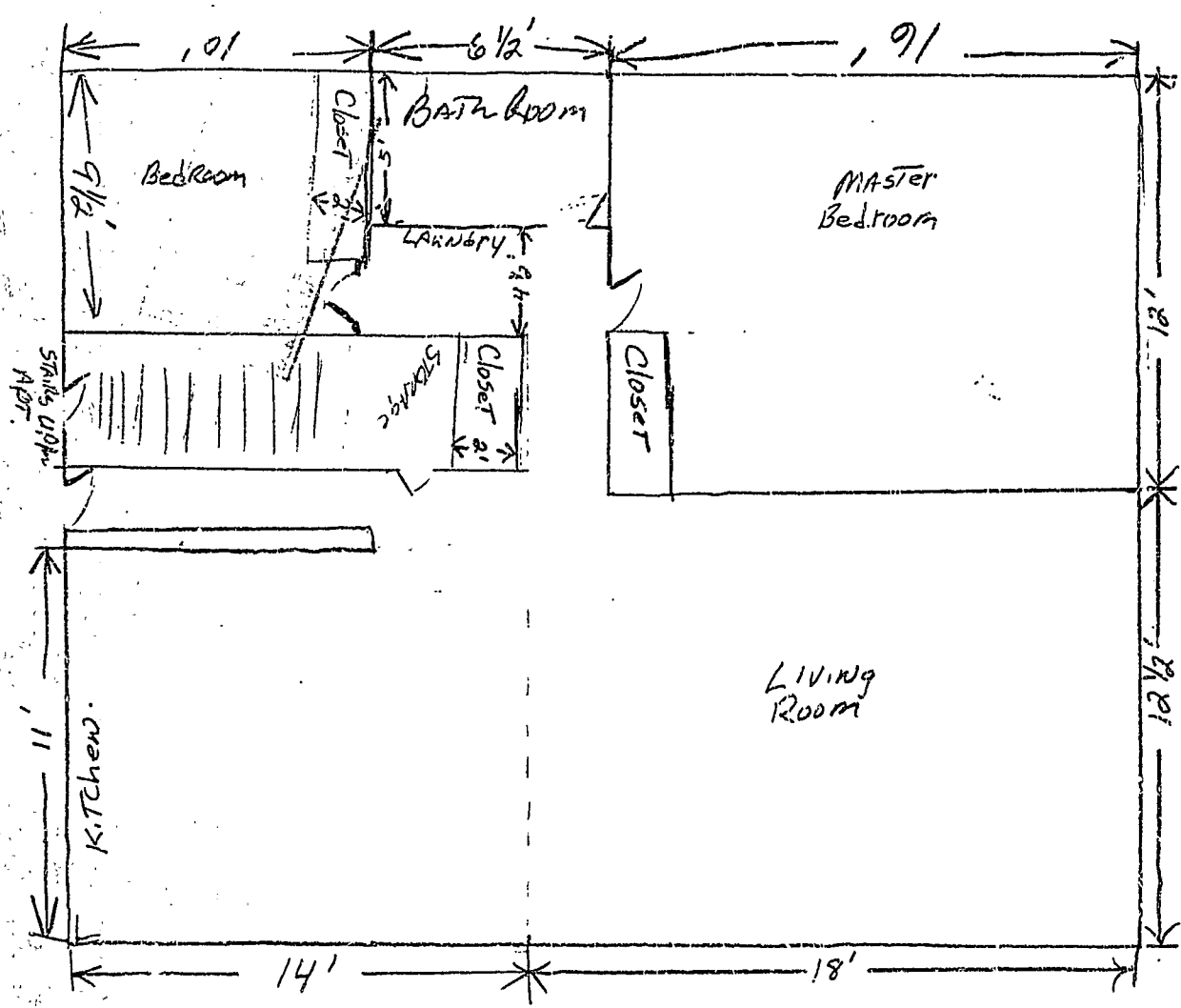
1. This permit is being issued with the understanding that the home occupation shall remain in compliance with the city's criteria on Home Occupations. (see attached)

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

Sincerely,

  
P. Samuel Hoffses  
Chief, Code Enforcement Division

cc: M. Schmackal, Asst. C, Code Enf Div  
D. Jordan, CEO





# Auburn Terrace Apartments

EQUAL HOUSING  
OPPORTUNITY

246 Auburn Street, #165 • Portland, ME 04103 • (207) 797-4410

February 12, 1996

Dear Sirs.

Ann Webber has my permission to care for six(6) children in  
her Unit #156.

Sincerely,

Roger L. Vosmus

DEPT. OF BUSINESS & ECONOMIC DEVELOPMENT  
FEB 15 1996



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT 934523

PERMIT ISSUED

No. JAN 28 1993

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Ann L. Wilson has permission to make a change use from 1-family to 1-family with home occupation - Day/care w-6 chn AT 246 Auburn St- Unit #120

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 for inspection must be given and written permission procured before this building or part thereof is laid or otherwise closed-in.	A certificate of occupancy must be procured by owner before this building or part thereof is occupied.
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#### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
 Health Dept. \_\_\_\_\_  
 Appeal Board \_\_\_\_\_  
 Other \_\_\_\_\_  
 Department Name \_\_\_\_\_

PERMIT ISSUED WITH REQUIREMENTS  
 PERMIT ISSUED WITH REQUIREMENTS  
 Director - Building & Inspection Services  
 PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION Unit 120, 246 Auburn Street

Issued to Ann L. Wilson Date of Issue February 9, 1993

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. 934523, 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.

<u>Entire</u>	<u>APPROVED OCCUPANCY</u>
Limiting Conditions:	Single family dwelling with day care home occupation, six children
<u>None</u>	

This certificate supersedes certificate issued

Approved: 2-9-93 (Date) By Mac Isaac Inspector

[Signature]  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



§ 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 street and other than in a required front yard;
  - g. The home occupation shall not produce offensive noise, vibration, smoke, dust or other airborne 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;

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. 325-90, 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, § 602.19.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)