

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND BUILDING INSPECTION PERMIT

Please Read Application And Notes, If Any, Attached

This is to certify that Lovino David B /n/a

has permission to Repairing / replacing existing 2nd entrance stairs / balcony

AT 89 Congress St

CBL 014 D012001

Permit Number: 041181

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 of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

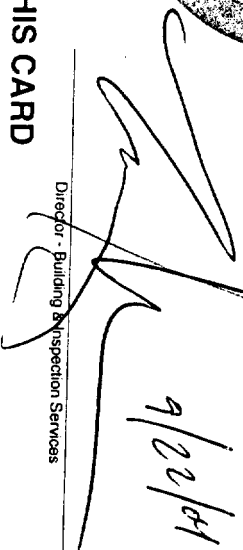
Fire Dept. W.H.M.S.

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

  
9/22/01

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

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

Permit No: 04-1181	Issue Date:	CBL: 014 D012001
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Owner Name: Lovino David B	Owner Address: 89 Congress St #2	Phone: 207-772-7710
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a
Lessee/Buyer's Name: n/a	Phone: n/a	Contractor Address: n/a
Proposed Use: Commercial / Repairing / replacing existing 2nd entrance stairs / balcony.	Permit Type: Alterations - Commercial	Zone: B-1

Past Use: Commercial	Proposed Use: Commercial / Repairing / replacing existing 2nd entrance stairs / balcony.	Permit Fee: \$75.00	Cost of Work: \$5,300.00	CEO District: 1
Proposed Project Description: Repairing / replacing existing 2nd entrance stairs / balcony.	Signature: <i>[Signature]</i>	INSPECTION: Use Group: B/R Type: SB	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Proposed Project Description: legal use: 1st floor restaurant and food/drink units	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Proposed Project Description: Repairing / replacing existing 2nd entrance stairs / balcony.	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

Permit Taken By: gg	Date Applied For: 08/12/2004
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<input checked="" type="checkbox"/> Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	<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"/>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Special Zone or Reviews	Zoning Appeal		
Date: 9/17/04	Date: 9/17/04	Date: 9/17/04	Date: 9/17/04

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.

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	

**CERTIFICATION**

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

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

Permit No: 04-1181	Date Applied For: 08/12/2004	CBL: 014 D012001
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Location of Construction: 89 Congress St	Owner Name: Iovino David B	Owner Address: 89 Congress St #2	Phone: 207-772-7710
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone: n/a	Permit Type: Alterations - Commercial	

Proposed Use: Commercial / Repairing / replacing existing 2nd entrance stairs / balcony.	Proposed Project Description: Repairing / replacing existing 2nd entrance stairs / balcony.
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**Dept: Zoning** Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 09/07/2004  Ok to Issue:

- 1) The rebuilding of the existing 2nd entrance porch and stairs shall not be increased in size unless is required to do so to meet fire and building codes.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a restaurant with two (2) family dwelling units. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept: Building** Status: Approved Reviewer: Tammy Munson Approval Date: 09/22/2004  Ok to Issue:

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

**Dept: Fire** Status: Approved with Conditions Reviewer: Lt. MacDougal Approval Date: 09/07/2004  Ok to Issue:

- 1) stairs shall have a minimum of 11" tread and a maximum of 7" riser

AUG 1 2 2001

# All Purpose Building Permit Application

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.

Location/Address of Construction:	89 CONGRESS ST PORTLAND
Total Square Footage of Proposed Structure	465
Square Footage of Lot	2745

Tax Assessor's Chart, Block & Lot	Chart# 14 Block# D Lot# 012
Owner:	DAVID IOVINO
Telephone:	772-7719

Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: DAVID IOVINO 89 CONGRESS ST 772-7719
Cost Of Work: \$5300	Fee: \$ 75

Current use: 2 CENTRAL UNITS @ RESTAURANT

If the location is currently vacant, what was prior use: \_\_\_\_\_

Approximately how long has it been vacant: \_\_\_\_\_

Proposed use: REPAIRING/REPLACING EXISTING 2ND ENTIRENESS STAIRS/BALCONY

Project description: \_\_\_\_\_

Contractor's name, address & telephone: \_\_\_\_\_

Who should we contact when the permit is ready: LISA VACCARD

Mailing address: VACCARD WOODWORKS  
46 EVERETT AVE SOUTH PORTLAND, ME 04106

We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 207 767-9827

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: [Signature]

Date: 8-10-01

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

#171

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **SAMFRAN, LLC**, a Maine limited liability company with a place of business at 89 Congress Street, Portland, Maine, for consideration paid, grant to **DAVID B. IOVINO**, of Portland, Maine, with a mailing address of 32 Hampshire Street, Portland, Maine 04101, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland and State of Maine, described below:

A certain lot or parcel of land, with the buildings thereon, situated on the Northwest corner of Congress and Merrill Streets, in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at the intersection of the Southwesterly side of said Merrill Street with the Northwesterly side of said Congress Street and running thence southwesterly on said Congress Street thirty-six (36%) feet, more or less, to land conveyed to Joseph D. Decelle by deed of Jacob Groves, dated July 25, 1876 and recorded in the Cumberland County Registry of Deeds, Book 432, Page 59; thence Northwesterly by said Decelle land seventy-five (75) feet; thence Northwesterly parallel with said Congress Street thirty-eight and one-half (38%) feet, more or less to said Merrill Street; thence Southwesterly by said Merrill Street to the place of beginning.

Being the same premises conveyed to the grantor herein by deed of John D. Breggia, dated August 30, 2000 and recorded in Book 15699, Page 12.

IN WITNESS WHEREOF, the said Samfran, LLC has set its hand this 7<sup>th</sup> day of February, 2003.

SAMFRAN, LLC

BY: Stephanie Quatracci  
Stephanie Quatracci  
Its Member

Thomas F. Jewell  
Witness

COPY

STATE OF MAINE  
COUNTY OF CUMBERLAND

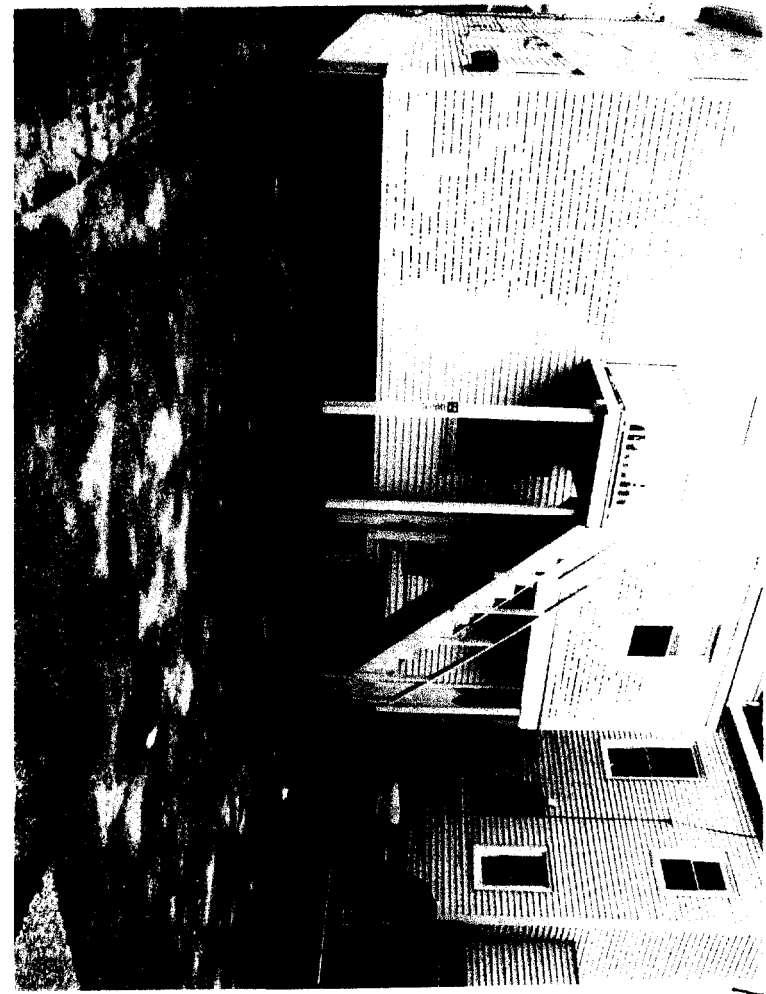
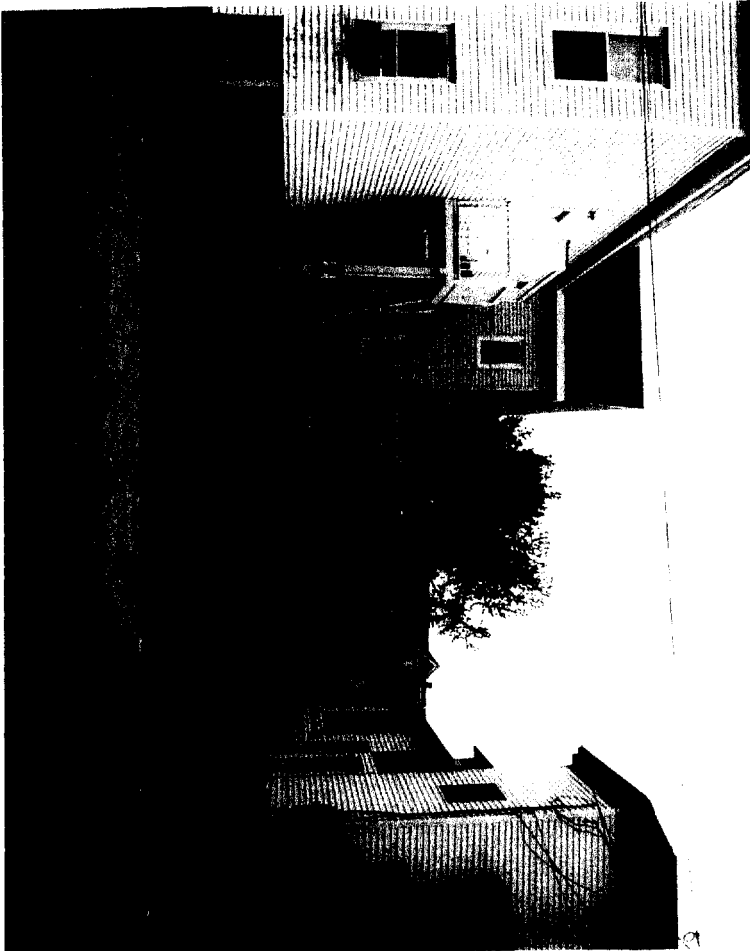
February 7, 2003

Then personally appeared Samfran, LLC, by its member, Stephanie Quatracci and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of said company.

Before me,  
Thomas F. Jewell  
Thomas F. Jewell  
Attorney at Law

Received  
Recorder of Deeds  
Feb 11, 2003 03:24:04P  
Cumberland County  
John B. O'Brien

MAINE REAL ESTATE TAX CARD



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