

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

Permit Number: 030162

This is to certify that Sawyer Jane N/Applicant

has permission to Addition of Bookshelves/Cabinets and

AT 247 Congress St 021 F009001

provided that the person or persons performing or supervising the work accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procured before this building or part thereof is started or otherwise closed-in. HOUR NOT REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature]
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: 03-0162	Issue Date:	CBL: 021 F009001
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Location of Construction: 247 Congress St	Owner Name: Sawyer Jane N	Owner Address: Po Box 7225	Phone: 761-1955
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name <i>Julie Lesser</i>	Phone: <i>761-1955</i>	Permit Type: Change of Use - Commercial	Zone: <i>62B</i>

Past Use: Consignment Store/Vacant	Proposed Use: Bookstore/Cafe <i>Considered A Retail use showing freight seats for the cafe</i>	Permit Fee: \$30.00	Cost of Work: \$900.00	CEO District: 1
Proposed Project Description: Addition of Bookshelves/Counters and Sinks		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>M</i> Type: <i>JB</i> <i>NO USE CHANGE</i>	

Conditions of C of U - No more than nine (9) seats

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 03/07/2003	Zoning Approval
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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..	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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>3/13/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved Date: _____	Historic Preservation <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 Date: <i>9</i>
	<i>Separate permits be required for New signage</i>		

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 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

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0162	Date Applied For: 03/07/2003	CBL: 021 F009001
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Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Bookstore/Cafe - considered a continued retail use with nine or less seats.	Proposed Project Description: Addition of Bookshelves/Counters and Sinks
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Dept: Zoning **Status:** Pending **Reviewer:** Marge Schmuckal **Approval Date:** 03/12/2003

Note: 3/12/03 Left a message with Julie Lesser - I had explained to her at the counter the other day that the number of seats is important - none is shown on the floor plan, nor in a letter. If there are more than nine seats, it is considered a restaurant and I need to see off-street parking. If 9 or less, it is retail by definition and no off-street parking is required.
3/13/03 Julie dropped off a signed letter stating that only 4 tables with 2 seats each would be on the premises in order to maintain the retail use (by definition)

1) please note that as a condition of your occupancy permit, THERE SHALL BE NO MORE THAN NINE (9) SEATS FOR THE CAFE. This is to maintain your retail use. ANY INCREASE IN THE NUMBER OF SEATS SHALL BE IN VIOLATION. A separate permit and approvals SHALL BE REQUIRED to increase the number of seats. Seating over nine shall result in a restaurant classification which requires off-street parking to be shown in compliance with the zoning ordinance.

2) Separate permits shall be required for any new signage.

3) 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:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

Dept: Fire **Status:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0162	Date Applied For: 03/07/2003	CBL: 021 F009001
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Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

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- 2) Separate permits shall be required for any new signage.
- 3) 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:** Pending **Reviewer:** Mike Nugent **Approval Date:**
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. McDougall **Approval Date:** 03/13/2003
Note: **Ok to Issue:**

- 1) fire extinguishers shall be provided in accordance with NFPA 10 standards

Comments:

03/14/2003-mjn: left message for applicant, with regard to questions about operations

March 12, 2003

Attention: Marge Schmuckle
Portland City Planning Department
389 Congress Street
Portland, ME 04101

RE: 247 Congress Street

Dear Marge:

In regards to the message that you left on my answering machine yesterday, regarding 247 Congress Street, I am putting four tables in my retail space, each table having two chairs. The plan is to place two tables in front of the window area, and then there would be two other tables placed against the wall across from the entrance door.

} total
8 seats

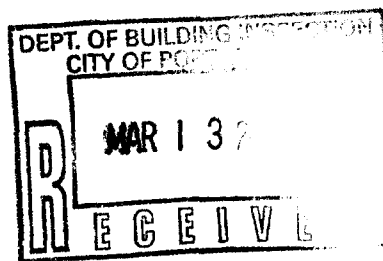
I apologize for this oversight in my submission. I appreciate your time and attention.

Thank you,

Sincerely,

Julie Lesser

Julie Lesser
(207)761-1955



shall be no more
than 9 seats on the
premises to be
considered A.
retail use?
Therefore there
are no off street
parking requirements

03-0112

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: <u>247 Congress St. Portland ME 04101</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>750 sq. ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>21</u> Block# <u>F</u> Lot# <u>9</u>	Owner: <u>Sawyer Realty</u> <u>P.O. Box 7225 Portland, ME 04112</u>	Telephone: <u>772-6579</u>
Lessee/Buyer's Name (if Applicable) <u>Julie Lesser</u>	Applicant name, address & telephone: <u>Julie Lesser</u> <u>36 Federal St. Apt. 1</u> <u>Portland, ME 04101 (207) 761-1955</u>	Cost Of Work: \$ _____ Fee: \$ <u>30.00</u>
Current use: <u>vacant</u>		
If the location is currently vacant, what was prior use: <u>Consignment Store</u>		
Approximately how long has it been vacant: <u>Since approx. mid February 2003</u>		
Proposed use: <u>Bookstore/Cafe</u>		
Project description: <u>To build bookshelves. Put in counter spaces. Proper sinks + plumbing.</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Julie Lesser</u>		
Mailing address: <u>36 Federal St. Apt. 1</u> <u>Portland, ME 04101</u>		
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) 761-1955		

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 I, as the owner or 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: <u>Julie Lesser</u>	Date: <u>MAR 7 2003</u> <u>3/4/03</u>
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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

March 7, 2003

Portland City Planning Department
389 Congress Street
Portland, ME 04101

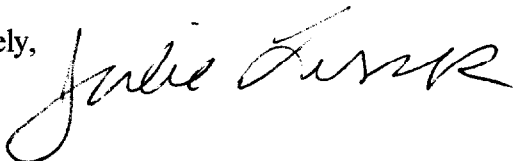
Dear Planning Department:

I am submitting my building permit application to you with hopes that you will decide to grant me a permit as soon as possible.

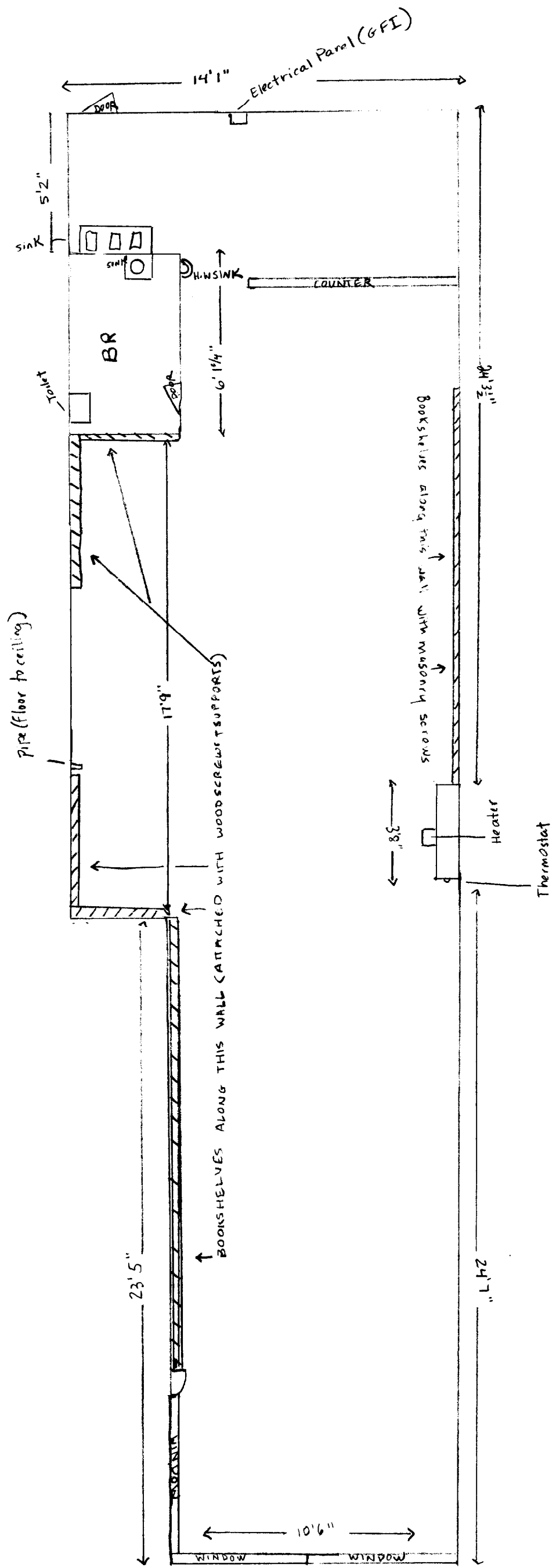
My plan is to open up a small bookstore/café at 247 A Congress Street. The café portion will be very small and simple, with no food preparation on site. I will be serving coffee and tea and will be bringing in a small assortment of baked goods from an outside local wholesaler. Code Enforcement Officer, Arthur Rowe, visited my location this past Wednesday, March 5th, after I had visited the planning office the previous day, and had voiced my concerns about installing the proper types of sinks in order to be compliant with code. After Mr. Rowe had inspected the space, he indicated to me that he saw no problems with what I was proposing to do with the space. He felt that there were space and plumbing limitations that would not allow for a mop sink. He also felt that because of the nature of my business, at this time with what I am proposing to do, a grease trap would not be necessary.

So at this time I would like to ask that the requirement of a mop sink and grease trap be waived. Mr. Rowed indicated that he felt it would be adequate for my business to dump mopping fluids down the toilet. He also indicated that if my business were ever to expand to include items that would generate grease, that I would then need to purchase and install a grease trap.

I appreciate your time in considering my application. Thank you for your time.

Sincerely,


Julie Lesser
36 Federal Street Apt #1
Portland, ME 04101
207-761-1955



247 Congress Street (A)

Julie Lesser
 36 Federal St. Apt. 1
 Portland, ME, 04101
 (207) 761-1955