

City of Portland, Maine – Building or Use Permit Application 329 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 24 Monument Square		Owner: Ladd Hildénbr, Esq		Phone: 799-2312		Permit No: 990699			
Owner Address: 2 Bay Road, So. Ptld, ME 04106		Lessee/Buyer's Name: Donald & Shirley Richer (h)		Phone: 885-9222		Business Name: Coffee By Design			
Contractor Name: u/a		Address:		Phone:		Permit Issued: JUN 30 1999			
Past Use: Coffee Shop		Proposed Use: Same		COST OF WORK: \$ 0		PERMIT FEE: \$ 25.00			
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:			
				Signature:		Signature:			
Proposed Project Description: Establish 3 tables for outside coffee shop customers. Seasonal Temporary for 1999 Season				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>				Zoning Approval: 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"/>	
Permit Taken By: GD		Date Applied For: June 29, 1999		Signature:		Date:			

PERMIT ISSUED
JUN 30 1999
CITY OF PORTLAND

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..

***** Mail to Donald Richer
 20 Atlantic Drive
 Scarborough, ME 04074

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 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 provisions of the code(s) applicable to such permit

June 29, 1999

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

Zone: B-2 CBL: 027-F-003

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: _____

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

Location of Construction: 24 Monument Square 04101		Owner: Ladd, Heldenbraud & Paul		Phone: 874-2233	Permit No: 990524
Owner Address: 24 Monument Square Portland, ME 04101		Lessee/Buyer's Name: Coffee by Design		Phone: 874-2233	Business Name: Coffee by Design
Contractor Name:		Address:		Phone:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED MAY 24 1999 CITY OF PORTLAND </div>
Past Use: Coffee Shop		Proposed Use: Same		COST OF WORK: \$ 0 PERMIT FEE: \$ 25.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: Signature: _____ Signature: <i>[Signature]</i>	
Proposed Project Description: Outside Dining 1999 Outside Dining Season				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____	
Permit Taken By: JS		Date Applied For: 5-20-99			

Zone: *E-3* CBL: 027-E-003

Zoning Approval: *OK - 8 with conditions*

Special Zone or Reviews:

Shoreland *5/21/99*

Wetland

Flood Zone

Subdivision

Site Plan major minor other

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]*

Send to Coffee by Design
67 India Street
Portland, ME 04101

**PERMIT ISSUED
WITH REQUIREMENTS**

CERTIFICATION

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5-21-99

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CEO DISTRICT 1

LAND USE - ZONING REPORT

ADDRESS: 24 Monument Square DATE: 5/21/99

REASON FOR PERMIT: Seasonal Outside Dining

BUILDING OWNER: Coffee by Design C.B.L.: 27-F-3

PERMIT APPLICANT: _____

APPROVED: With conditions DENIED: _____

#8, #

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any signage, even on side walks
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.

11. Other requirements of condition Shall abide by The Side walk Dining requirements and subject to The Public Works Traffic Engineer who may require changes in your seating arrangement if Pedestrian way is blocked
Marge Schmuckal
Marge Schmuckal, Zoning Administrator

SIGN DESIGN BY TAYLOR SIGN

(SEE ATTACHED PHOTO)

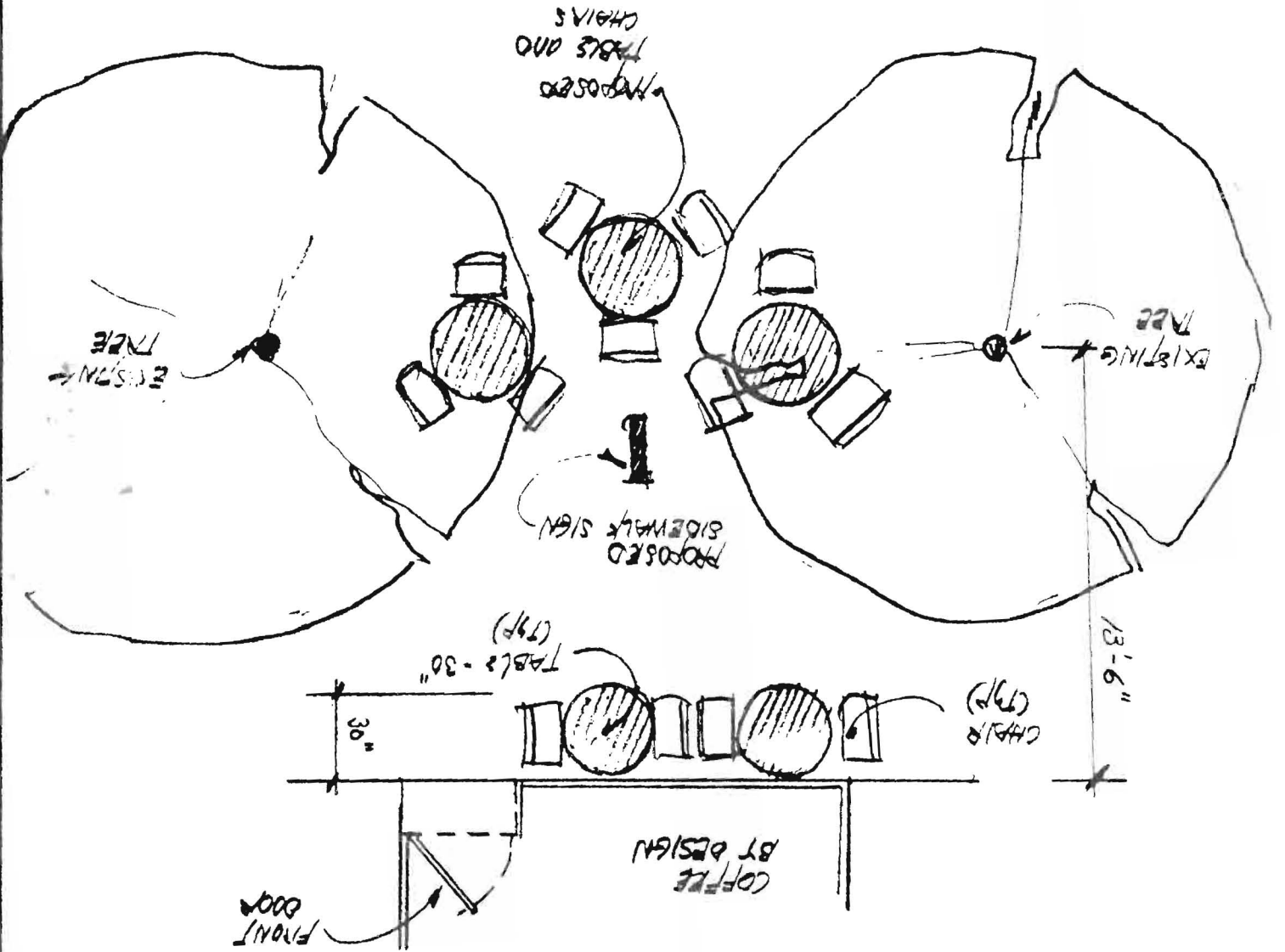
22" WIRE X 42" HIGH

2. PROPOSED SIDEWALK SIGN DIMENSIONS ARE AS FOLLOWS:

4 NATURAL FINISH

1. PROPOSED TABLES AND CHAIRS ARE CONSTRUCTED OF WOOD WITH

NOTES:



COFFEE BY DESIGN
24 MOUNTAIN SQUARE

SCALE: 1" = 5'-0"

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): <u>24 Monument Square</u>	
Total Square Footage of Proposed Structure	Square Footage of Lot
Tax Assessor's Chart, Block & Lot Number	Owner: Telephone#:
Chart# <u>027</u> Block# <u>F</u> Lot# <u>003</u>	<u>LADD HILDEBRAND coffee by design</u> <u>799-2312</u>
Owner's Address:	Lessee/Buyer's Name (If Applicable) Cost Of Work: Fee
<u>2 BAY ROAD</u> <u>SO. PORTLAND, ME 04106</u>	<u>DONALD A. & STIRLEY A. RICHER - HOME #5 9222</u> \$ \$ <u>25.00</u>
Proposed Project Description: (Please be as specific as possible)	
<u>ESTABLISH 3 TABLES FOR OUTSIDE COFFEE SHOP CUSTOMERS TO CONSUME COFFEE + PASTRIES.</u> <u>Seasonal Temporary 1999 Season</u>	
Contractor's Name, Address & Telephone	Rec'd By
<u>NO CONTRACTOR</u>	<u>GD</u>
Current Use: <u>OPEN WALKWAY COFFEE SHOP</u>	Proposed Use: <u>out door Seating same</u>

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
 - All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
 - All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
 - HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Donald Richer
20 Atlantic Dr.
Scarb. Me 04074

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: <u>Donald A. Richer</u>	Date: <u>6-25-99</u>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum





Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Congratulations!!!!!!

**Building or Use Permit Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.

Minor or Major site plan review will be required for the most of the above proposed projects.

