

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 26, 1995

Mr. Lyndel J. Wishcarper
c/o Wishcarper Properties, Inc.
177 High Street
Portland, ME 04101

RE: 286-300 Congress Street
Levinsky's Plaza

Dear Mr. Wishcarper,

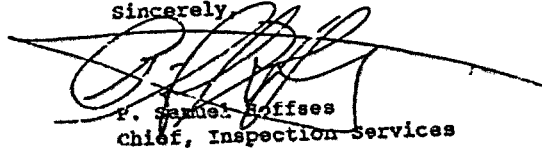
This letter will address your questions with regard to the number of parking spaces for the Levinsky's Plaza, so-called, situated at 286-300 Congress Street, which are required under the provisions of the Portland Zoning Ordinance, based upon the present uses of the Plaza. You have indicated to me that the following tenants occupy space at the Plaza, and that, except for the McDonald's Express, all of the tenants use their respective space for retail purposes. Under the provisions of the Portland Zoning Ordinance, the following parking requirements apply to each of the tenants:

<u>Tenant</u>	<u>Square Footage</u>	<u>Required Parking Spaces</u>
Rite-Aid Pharmacy	14,443	63
Vermont Discount Grocer	3,640	9
McDonald's Express	1,740	12
Laundromat	2,225	2
TOTAL REQUIRED PARKING SPACES		86

For your information, the above calculations are based upon one space being required for each 200 square feet of retail space above 2,000 square feet, and one space for each 150 square feet of space for restaurant uses. For your further information, office uses, the zoning ordinance requires one space for each 400 square feet of space (there is not any threshold applicable, as in the case of retail uses, which is 2,000 square feet).

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,



P. Samuel Haffes
Chief, Inspection Services

cc: M. Schmuckal, Zoning Administrator
M. Leary, CEO
David L. Galgay, Attorney

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

Location of Construction: 286-300 Congress Street		Owner: Cableaf Terrace Company		Phone:		Permit No: 960252	
Owner Address:		Lensee/Buyer's Name: Portland Discount Foods		Phone: 773X		Business Name:	
Contractor Name: Barky Signs		Address:		Phone:		PERMIT ISSUED Permit Issued: APR 11 1996	
Part Use:		Proposed Use: replace bottom panels		COST OF WORK: \$		PERMIT FEE: \$ 32.20	
FIRE DEPT. ☐ Approved ☐ Denied		INSPECTION: Use Group: Type: 400 7 72		Signature:		Zone: B-2 CBL: Zoning Approval: Special Zone or Review: ☐ Shoreland 4/12/96 ☐ Wetland ☐ Flood Zone ☐ Subdivision ☐ Site Plan ☐ major ☐ minor ☐ mm ☐	
PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: ☐ Approved ☐ Approved with Conditions ☐ Denied		Signature:		Date:		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: 4/10/96		CEO DISTRICT #1 M. LERAY	
Permit Taken By: Victoria A. Dover		Date Applied For: April 9, 1996		Signature of Applicant: Mark Prieau Woodcock Management		Address: 177 High Street, Portland 04101 Date: 4/9/96 Phone: 761-1707	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector		Signature of Applicant: Mark Prieau Woodcock Management		Address: 177 High Street, Portland 04101 Date: 4/9/96 Phone: 761-1707		Signature of Applicant: Mark Prieau Woodcock Management	

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.

Mail to 177 High St.
Portland, 04101

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: **Mark Prieau**
Woodcock Management
 Address: **177 High Street, Portland 04101**
 Date: **4/9/96**
 Phone: **761-1707**

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

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

SIGNAGE APPLICATION

ADDRESS: 246-300 Congress Street, Portland, Maine

OWNER: Oakleaf Terrace Co.

APPLICANT: Portland Discount Foods

ASSESSORS NO.: _____

→ SINGLE TENANT LOT? YES: _____ NO: _____

→ MULTI-TENANT LOT? YES: X NO: _____

FREESTANDING SIGN? YES: X NO: X

DIMENSIONS: 20" x 20'

MORE THAN ONE SIGN? _____

DIMENSIONS: _____

BLDG. WALL SIGN? YES: _____ NO: X

DIMENSIONS: _____

MORE THAN ONE SIGN? _____

DIMENSIONS: _____

LIST ALL EXISTING SIGNAGE, INCLUDING THEIR DIMENSIONS: _____

→ LOT FRONTAGE (IN FEET): _____

→ BLDG. FRONTAGE (IN FEET): _____

AWNING? YES: _____ NO: X IS AWNING BACKLIT? YES: _____ NO: _____

HEIGHT OF AWNING: _____

IS THERE ANY COMM. MESSAGE, TRADEMARK, OR SYMBOL ON IT? _____

PLEASE PROVIDE A SITE SKETCH AND A BUILDING SKETCH, SHOWING EXACTLY WHERE
EXISTING AND NEW SIGNAGE IS LOCATED.

WE WILL NEED SKETCHES AND/OR PICTURES OF THE PROPOSED SIGNS INCLUDING
STRUCTURAL COMPONENTS.

H: SIGNLST

One Tower Square, Hartford, Connecticut 06183

TheTravelers

COMMON POLICY DECLARATIONS
BUILDING PAC
BUSINESS BUILDING OWNER

POLICY NO.: P-680-241K467-4-COF 93
ISSUE DATE: 11-21-95

1. NAMED INSURED AND MAILING ADDRESS:

OAK LEAF TERRACE CO.
C/O HRC
127 HIGH STREET

PORTLAND ME 04101

2. POLICY PERIOD: From 11-19-95 to 11-19-96 12:01 A.M. Standard Time at your mailing address.

3. LOCATIONS:

PREM. NO.	BLDG. NO.	OCCUPANCY
01	01	MERCANTILE

ADDRESS
(same as Mailing Address unless specified otherwise)
286-300 CONGRESS STREET
PORTLAND ME 04101

4. COVERAGE PARTS AND SUPPLEMENTS FORMING PART OF THIS POLICY AND INSURING COMPANIES

COVERAGE PARTS and SUPPLEMENTS
Businessowners Coverage Part

INSURING COMPANY
COF

5. The COMPLETE POLICY consists of: (1) this declarations and (2) all other declarations, forms and endorsements for which symbol numbers are listed on page two of this declarations.

6. SUPPLEMENTAL POLICIES: Each of the following is a separate policy containing its complete provisions.

POLICY	POLICY NUMBER	INSURING COMPANY
--------	---------------	------------------

7. PREMIUM SUMMARY:

Provisional Premium	\$ 3,318.00
Due at Inception	\$ 3,318.00
Due at Each	\$

NAME AND ADDRESS OF AGENT OR BROKER

WOODROW W CROSS AGENCY F8135
74 GILMAN ROAD
P.O. BOX 1383
BANGOR

ME 04401-1383

COUNTERSIGNED BY:

Melanie Campbell
Authorized Representative

DATE: 11-28-95

IL TO 19 01 89 (Page 1 of 2)
Office: PORTLAND ME. DOWN

BUSINESSOWNERS COVERAGE PART DECLARATIONS

BUILDING PAC
DELUXE PLANPOLICY NO.: P-650-241K4E7-4-COF-95
ISSUE DATE: 11-21-95

DECLARATIONS PERIOD: From 11-19-95 to 11-19-96 12:01 A.M. Standard Time at your mailing address.

FORM OF BUSINESS: CORPORATION

COVERAGES AND LIMITS OF INSURANCE: Insurance applies only to an item for which a "limit" or the word "INCLUDED" is shown.

BUSINESSOWNERS PROPERTY COVERAGE:

PREM. NO.	BLDG. NO.	PREM. NO.	BLDG. NO.
01	01		

BUILDINGS:

Limit of Insurance:

\$ 1,300,000
RCP

\$

Loss Adjustment Basis:

Inflation Guard:

Exterior Building Glass Deductible:

\$

NON

\$

BUSINESS PERSONAL PROPERTY:

Limit of Insurance:

\$

\$

Loss Adjustment Basis:

Inflation Guard:

Exterior Building Glass:

Exterior Building Glass Deductible:

\$

\$

BUSINESS INCOME: Limit-Actual loss up to 12 Consecutive Months.

DEDUCTIBLE AMOUNT: Businessowners Property Coverage: \$ 1,000 Per Occurrence

COMMERCIAL GENERAL LIABILITY COVERAGE -

OCCURRENCE FORM

General Aggregate (except Products - Completed Operations) Limit
 Products - Completed Operations Aggregate Limit
 Personal and Advertising Injury Limit
 Each Occurrence Limit
 Fire Damage Limit (any one fire)
 Medical Expense Limit (any one person)

LIMITS OF INSURANCE

\$ 2,000,000
 \$ 2,000,000
 \$ 1,000,000
 \$ 1,000,000
 \$ 50,000
 \$ 5,000

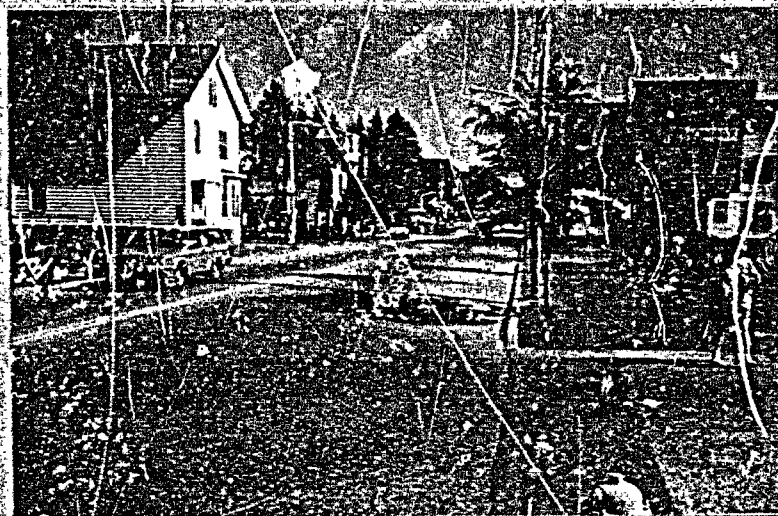
MORTGAGE HOLDER - BUILDING COVERAGE ONLY; SEE PAGE 02 OF MP TO 01 05 95

SPECIAL PROVISIONS:

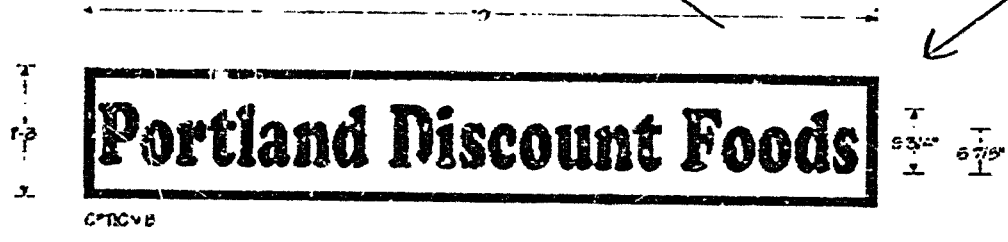
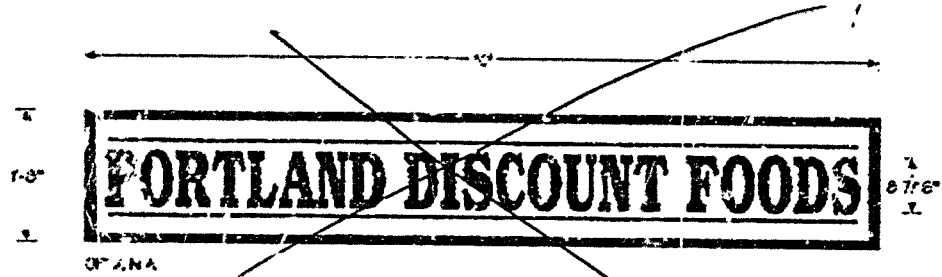
COMMERCIAL GENERAL LIABILITY COVERAGE
 IS SUBJECT TO A GENERAL AGGREGATE LIMIT



286-300 Congress St



replacing bottom panel of
sign



7/15/96

TEAR COPY

O.K. *[signature]*

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

Location of Construction: 286-300 Congress Street		Owner: Oakleaf Terrace Company		Phone:		Permit No: 960252	
Owner Address:		Lease/Buyer's Name: Portland Discount Foods		Phone:		Business Name:	
Contractor Name: Barlo Signs		Address:		Phone:		PERMIT ISSUED APR 17 1996 CITY OF PORTLAND	
Past Use: Multi-panel sign		Proposed Use: replace bottom panel		COST OF WORK: \$		PERMIT FEE: \$ 32.20	
Proposed Project Description: 36 sq. ft. sign panel		FIRE DEPT. ☐ Approved ☐ Denied		INSPECTION: Use Group: Type: BOCA 93		Zone: CBL: B2	
		Signature:		Signature:		Zoning Approval: Special Zone or Reviews: 4/12/96	
		PEDESTRIAN ACTIVITIES DISTRICT (P.D.) Action: ☐ Approved ☐ Approved with Conditions ☐ Denied		Signature: Date:		☐ Shoreland ☐ Wetland ☐ Flood Zone ☐ Subdivision ☐ Site Plan map ☐ minor ☐ env.	
Permit Taken By: Victoria A. Dover		Date Applied For: April 9, 1996		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. 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 177 High St. Portland, 04101							
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SIGNATURE OF APPLICANT Mark Prieau Woodcock Management		ADDRESS: 177 High Street, Portland 04101		DATE: 4/9/96		PHONE: 761-1707	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE				PHONE:		CEO DISTRICT	

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