

DEC - 1 2010

PERMIT ISSUED

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 101417

Please Read Application And Notes, if Any, Attached

This is to certify that 85 MARKET STREET LLC  
has permission to Change of use from personal service to Art Gallery  
AT 77 MARKET ST CBL 028 K001001

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. CAPT. R. Santora  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Jan Kuka* 12/1/10  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

11-12-2010

Received from Stiphon

Location of Work 53 market St

Cost of Construction \$ \_\_\_\_\_ Building Fee: 30

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: 75

**Total:** 105

Building (1L) \_\_\_\_\_ Plumbing (15) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 2311

Check #: CC **Total Collected \$** 105

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

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

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

Permit No: 10-1417	Issue Date:	CBL: 028 K001001
-----------------------	-------------	---------------------

Location of Construction: 77 MARKET ST <i>Called 83 Market St</i>	Owner Name: 85 MARKET STREET LLC	Owner Address: PO BOX 7225	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial Personal Service - Nail Salon & Skin Care	Proposed Use: Commercial Retail - Art Gallery - Change of use from personal service to Art Gallery <i>(retail)</i>	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>B</i> Type:	

Proposed Project Description: Change of use from personal service to Art Gallery <i>(called 83 market st)</i>	Signature: <i>(KG)</i>	Signature: <i>JMB 12/1/10</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: Idobson	Date Applied For: 11/12/2010	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>11/15/10</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>Any exterior work requires A</i></p> <p><i>Separate Review and Approval</i></p> <p>Date:</p>
	<p><b>PERMIT ISSUED</b></p> <p>DEC - 1 2010</p> <p>City of Portland</p>		

**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: 10-1417	Date Applied For: 11/12/2010	CBL: 028 K001001
-----------------------	---------------------------------	---------------------

Location of Construction: 77 MARKET ST	Owner Name: 85 MARKET STREET LLC	Owner Address: PO BOX 7225	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial Retail - Art Gallery - Change of use from personal service to Art Gallery	Proposed Project Description: Change of use from personal service to Art Gallery
---	---

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 11/15/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) This property shall remain a a retail use on the first floor. Any change of use shall require a separate permit application for review and approval.</p> <p>2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.</p> <p>3) Separate permits shall be required for any new signage.</p> <p>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 12/01/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.</p> <p>2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</p>			
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 11/16/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require ammendments and approval.</p> <p>2) This permit is for change of use only, any construction shall require additional permits. The occupancy shall meet NFPA 101 code requirements upon inspection.</p>			

**Comments:**  
11/15/2010-mes: This use is considered to be 83 Market Street - now a retail use (art gallery)

PERMIT ISSUED

DEC - 1 2010

City of Portland

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY )

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

  X   Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.

NOTE: There is a \$75.00 fee per inspection at this point.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

PERMIT ISSUED

DEC - 1 2007

City of Portland



# General 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>83 Market St.</u>		
Total Square Footage of Proposed Structure/Area <u>550 SF</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>28</u> Block# <u>k</u> Lot# <u>1</u>	Applicant <b>*must be owner, Lessee or Buyer*</b> Name <u>Shana Stilphen</u> Address <u>5 Sweetfern Ln.</u> City, State & Zip <u>Brunswick, ME 04011</u>	Telephone: <u>207 712 4467</u>
Lessee/DBA (If Applicable) <u>Gruen Gallery</u>	Owner (if different from Applicant) Name <u>Sawyer Realty</u> Address <u>395 Fore St.</u> City, State & Zip <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>X</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>Nail salon/skincare (service)</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>retail</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Personal Service - change use to retail - Art Gallery</u>		
Contractor's name: <u>NA</u> Address: _____ City, State & Zip: _____ Telephone: _____		
Who should we contact when the permit is ready: <u>Shana Stilphen</u> Telephone: <u>712-4467</u> Mailing address: <u>5 Sweetfern Ln. Brunswick, ME 04011</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

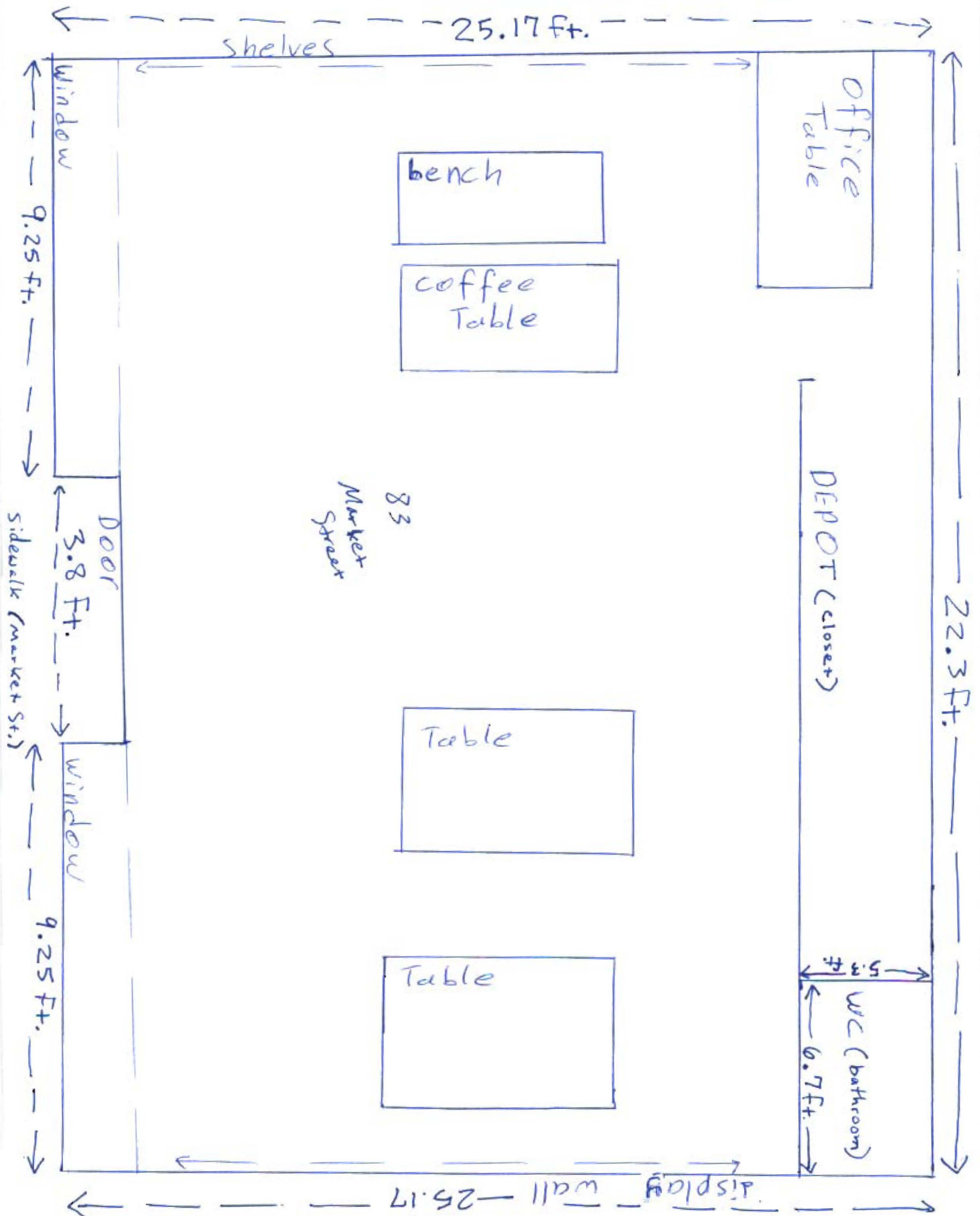
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov) or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: Shana Stilphen Date: 11/5/2010

This is not a permit; you may not commence ANY work until the permit is issued

RECEIVED  
12/2/2010  
Dept. of Planning & Development  
Inspections Division



58.7 feet

89  
Market  
St.

87  
Market  
St.

entrance to apartments - 85 Market St.

83  
Market  
St.

22.7 feet

81  
Market  
St.

side walk

(P)

(P)

(P)

(P)

(P)

(P)

(P) met sp

← Market Street

one way