

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

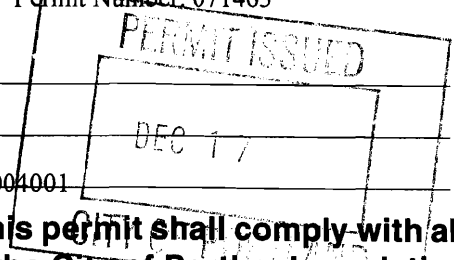
BUILDING INSPECTION

## PERMIT

Permit Number: 071463

Please Read Application And Notes, If Any, Attached

This is to certify that 80-90 CORPS  
has permission to Change of use from Personal Services- Hair Salon, Retail-Beauty Shop  
AT 80 MIDDLE ST 029 L004001



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 when permission is procured before this building or part thereof is altered or closed-in. **HEAR 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. *Greg King*  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

12/17/07 *Cheryl J. N...*  
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: 07-1463	Issue Date: 12/17/07	CBL: 029 L004001
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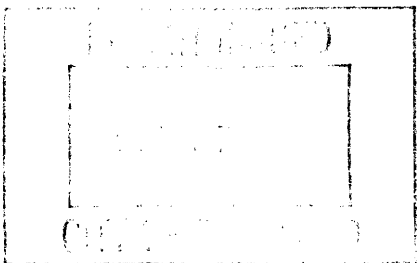
Location of Construction: 80 MIDDLE ST	Owner Name: 80-90 CORPS	Owner Address: 100 SILVER ST	Phone: 774-1044
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Personal Service - Hair Salon	Proposed Use: Retail - Book Shop "Rob etais"	Permit Fee: \$105.00	Cost of Work: \$0.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: <i>W/CA</i> IBC 2003	

Proposed Project Description: Change of use from Personal services- Hair Salon, to Retail-Book Shop	Signature: <i>Greg Cass</i>	Signature: <i>12/17/07 ONI</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: lmd	Date Applied For: 11/28/2007	<b>Zoning Approval</b>	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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	Zoning Appeal	Historic Preservation
<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"/>	<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
OK Date: <i>12/31/07</i> <i>Jan</i>	Date: _____	Date: _____

**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

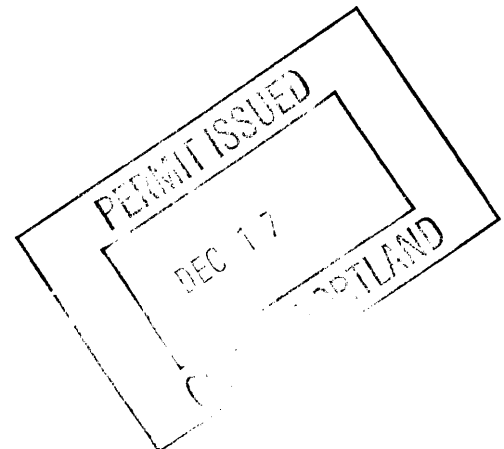
<b>Permit No:</b> 07-1463	<b>Date Applied For:</b> 11/28/2007	<b>CBL:</b> 029 L004001
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<b>Location of Construction:</b> 80 MIDDLE ST	<b>Owner Name:</b> 80-90 CORPS	<b>Owner Address:</b> 100 SILVER ST	<b>Phone:</b> ( ) 774-1044
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Retail - Book Shop - "Rabelais"	<b>Proposed Project Description:</b> Change of use from Personal services- Hair Salon, to Retail-Book Shop
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 12/03/2007
<b>Note:</b> Located in B-3 zone so change of use does not need to show off street parking.			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Chris Hanson	<b>Approval Date:</b> 12/17/2007
<b>Note:</b> Called 12/12 w/ ?'s CSH			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Separate Permits shall be required for any new signage.			
2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.			
3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Capt Greg Cass	<b>Approval Date:</b> 12/04/2007
<b>Note:</b> Occupant load 1418 sq. Ft. @ 30 = 47			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Occupant load is for first floor only			

<b>Comments:</b> 12/12/2007-csh: Called w/ ?'s CSH
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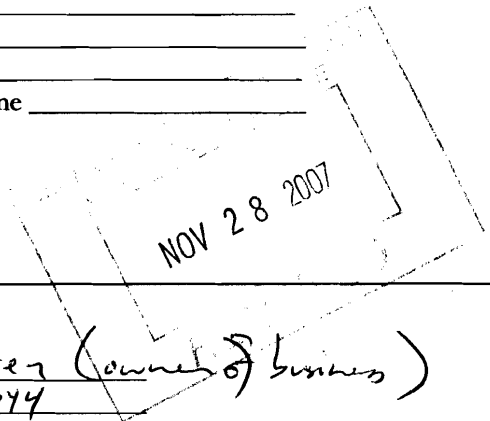




# General Building Permit Application

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>86 Middle Street, Portland ME 04101</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>29      L      004</u>	Owner: <u>80-90 Corps.</u>	Telephone: <u>207-774-1044</u>
Lessee/Buyer's Name (If Applicable) <u>Rabelais Inc.</u>	Applicant name, address & telephone: <u>Rabelais Inc. 86 Middle St Portland ME 04101</u>	Cost Of Work: \$ _____ Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>was vacant</u> If vacant, what was the previous use? <u>hair salon</u> Proposed Specific use: <u>book shop</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Change of use, no construction.</u>		
Contractor's name, address & telephone:  Who should we contact when the permit is ready: <u>Don Lindgren (owner of business)</u> Mailing address: _____ Phone: <u>207-774-1044</u>		



Please submit all of the information outlined in the Commercial Application 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.

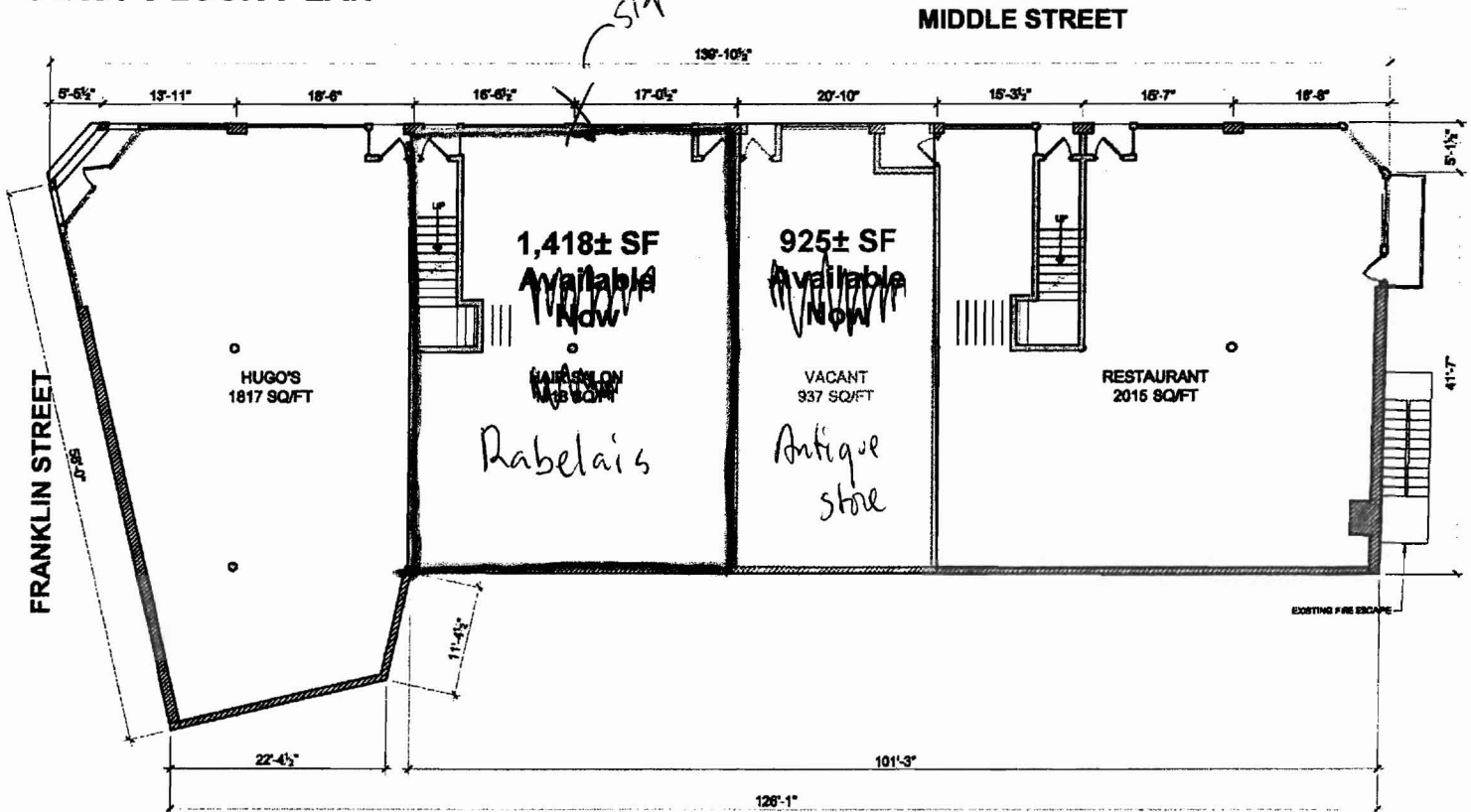
Signature of applicant: [Signature] Date: 6/1/07

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

#1211

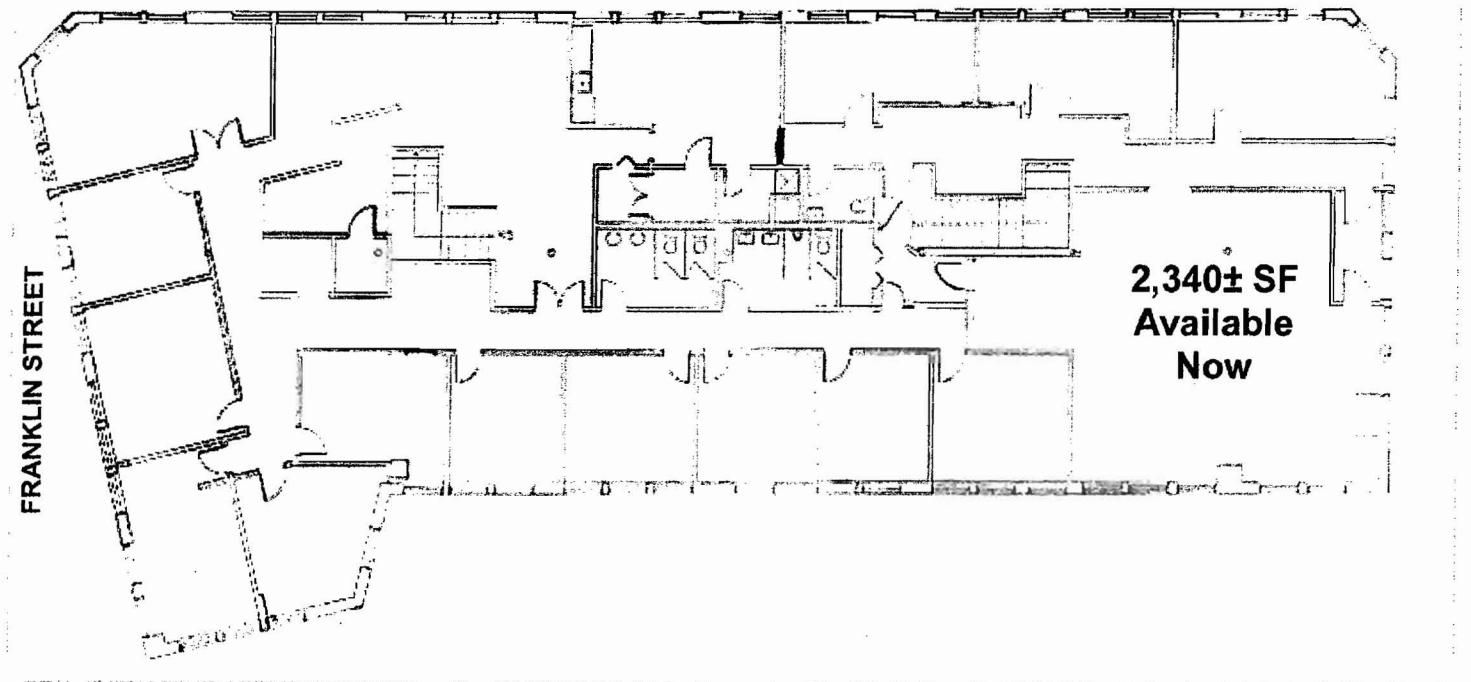
# FIRST FLOOR PLAN

*hanging sign location*



# SECOND FLOOR PLAN

**MIDDLE STREET**



Rabelais Inc.

Fine Books on Food, Wine & the Arts

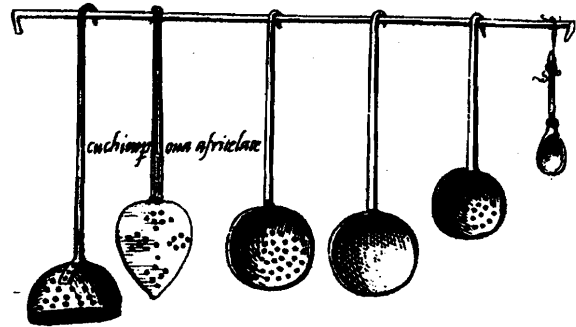
86 Middle Street

Portland, Maine 04101

(207) 774-1044

www.RabelaisBooks.com

info@RabelaisBooks.com



26 April 2007

Karen Twohig  
Silver Street Management  
100 Silver Street  
Portland, ME 04101

Dear Karen,

We would like to have a sign made for display on the brick column outside our door. We have reviewed the city requirements, and now formally request your permission or the permission of 80-90 Corps, for us to proceed with having the sign made and installed. I have attached a sketch of the design for the sign, which will be approximately 24"x24", and which will be made from wood and hang from a metal bracket attached to the brick. The sign will be made and installed by local professional sign company, The Signery. The city requests that your permission state that we are tenants, and the size of our tenant /space frontage. Please include this in the letter.

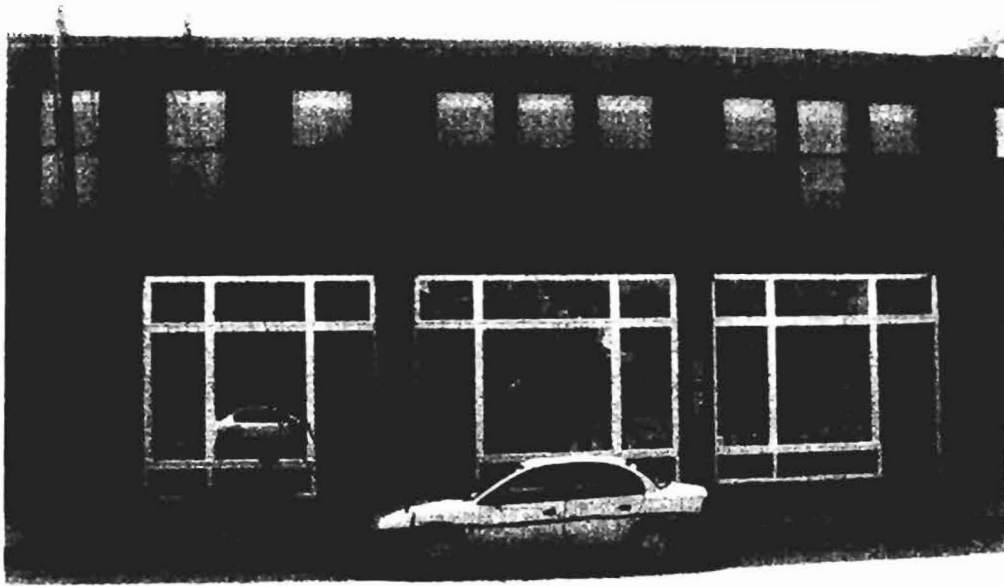
We also request approval for a sidewalk sign, in accordance with the city requirements. The A-frame sign, will be similar in design to the hanging sign, and will be less than 24" wide and 30" high.

Please let us know if you require any further information. Thanks for your help.

Sincerely,

Don Lindgren

TO THE CITY OF PORTLAND, ME:  
The above described sign is acceptable to  
The City of 80-90 Middle Street, Rabelais  
Inc. is our tenant, and the space has 30' of  
frontage  
80-90 Corps: [Signature] Michael Brescia



Rubelais

Straight on view

X = sign location



Rubelais

Neighbor to the right (Hugo's) with blue awning  
Upstairs neighbor's (Consigli) sign above mounted on the brick