



# PORTLAND MAINE

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Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-10-2519-CH OF USE

Located At: 5 COMMERCIAL ST

CBL: 029- N-024-001

## Conditions of Approval:

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for any new signage.
3. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
4. All outdoor seating is subject to adjustment at any time from the City's traffic engineer who ensures that the City sidewalk is open and cleared for pedestrian use. Separate permits are required for this use.
5. This property shall remain a restaurant coffee shop. Any change of use shall require a separate permit application for review and approval.
6. This B-3 zone has maximum noise allowances. The City of Portland strictly enforces the level of sound generated on the property. Any verified noise violations shall require the owner to take mitigating measures to bring the property and the noise it generates into compliance. Separate HVAC permits are required before any new installation

### **Historic**

1. Details of individual signs shall be reviewed and approved by HP staff for conformance with approved sign master plan.
2. Fascia signs shall not be internally or externally illuminated.
3. Staff to review and approve test patches for masonry repairs.
4. Paint color for west facade to match as closely as possible the value of the front facade's natural brick.
5. Applicant to submit specifications for proposed light fixture to staff for review and approval.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
  2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
  3. Equipment shall be installed in compliance with the manufacturer's specifications, and the UL listing.
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