

Location of Construction: 68-72 Commercial St.		Owner: Point East Trust LLC		Phone:		Permit No: <b>001256</b>	
Owner Address: 288 State St., Portland, ME 04101		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		Permit Issued:	
Past Use:  Commercial		Proposed Use:  Commercial		COST OF WORK: \$		PERMIT FEE: \$400.00 MINOR	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>AS</i> Type: <i>4</i>	
Proposed Project Description:  25' x 43' deck area				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By:  Gayle		Date Applied For:  October 6, 2000 GG		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zone: <i>WCZ</i> CBL: 030-D-001 Zoning Approval: <i>[Signature]</i> 11/2/00 Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>with conditions</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>ma</i> <input type="checkbox"/> minor <i>mm</i> <input type="checkbox"/> <i>\$20000.00</i> Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <i>Approved by PLANNING Board.</i> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>	

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..

**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

October 6, 2000

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

PERMIT ISSUED WITH REQUIREMENTS  
1

COMMENTS

4/12/01 - checked deck for rail hits - numerous areas near pylons were not 42 inch minimum - a few areas had spaces exceeding 4 inches - Talk to Kevin about rail ht expansion & if 1<sup>st</sup> or 2<sup>nd</sup> horizontal guard rail has to be a 42 inches. Tom & A. Rose

	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____

BUILDING PERMIT REPORT

DATE: 6 OCT. 2008 ADDRESS: 68-72 Commercial ST. CBL: 030-D-001  
REASON FOR PERMIT: USE of wharf as a deck area for seating/outside  
BUILDING OWNER: Point East Trust LLC  
PERMIT APPLICANT: \_\_\_\_\_ (CONTRACTOR SAO)  
USE GROUP: A-3 CONSTRUCTION TYPE: 4 CONSTRUCTION COST: \_\_\_\_\_ PERMIT FEES: \$400.00

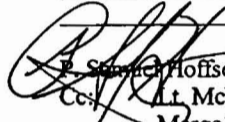
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*37

- ✓ 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
36. All flashing shall comply with Section 1406.3.10.
- \* 37. This permit is being issued with the understanding that the deck is the decking of the pier. The pier shall be able to carry a live load of 100 PSF. Guards and handrails shall comply with Section 1021-1022.0 of The Bldg. Code. If this is not the case a new permit shall be required.

  
 Marge Schumack, Building Inspector  
 Lt. McDougall, PFD  
 Marge Schumack, Zoning Administrator  
 PSH 10/1/00

\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00

CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM

20000190  
I. D. Number

Nemmers, WM  
Applicant  
424 Fore Street, Portland, ME 04101  
Applicant's Mailing Address  
Nemmers, WM  
Consultant/Agent  
774-3683 761-2836  
Applicant or Agent Daytime Telephone, Fax

Application Date  
68-72 Commercial Street  
Project Name/Description  
68- 72 Commercial St, Portland, ME  
Address of Proposed Site  
030 D001  
Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

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**Planning Conditions of Approval**

Flatbread: 1. That the gate on the east side of the building be relocated onto the applicant's property.

2. That a revised lighting plan for the exterior seating area be submitted for Planning staff review and approval.

RiRa: 1. That the applicant remove the exterior door hardware on the second story patio doors which serve as windows. The door hardware shall be replaced with a plate or cover to be painted out the color of the door.

2. That the applicant complete the exterior of the building as per the approved elevation and plan drawings prior to the issuance of a C of O.

NOTE: The applicant should be made aware that any upper floor expansion of usable area will require a conditional or contract re-zoning under the Waterfront Central Zone.

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**Inspections Conditions 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. This is NOT an approval for a 2nd floor exterior dining use out on to the roof. Any such requests would need to be considered under a separate permit and review.

3. Separate permits are required for any new signage.

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**Fire Conditions of Approval**



WILLIAM NEMMERS ASSOCIATES ARCHITECTS  
424 FORE ST. PORTLAND, ME 04101 774-3683.

September 1, 2000

Mr. Bill Needleman, Planning Office  
City of Portland  
389 Congress St.  
Portland, Maine 04101

Re: Site Plan Review for Maine Wharf  
68-72 Commercial Street  
Change of Use for Deck Area

Bill:

As per your suggestion I am submitting additional information regarding the deck area at 68 Commercial Street to help explain the nuances of this particular application.

The deck area as applied for would be 25ft by 43 ft, a total of 1,075 square feet. The Proposed deck is constructed on the footprint of a portion of the original building destroyed by fire in 1996 and removed to the deck in 1998.

The deck area and the wharf extensions around to the Park on the North side of the building were in need of repair. The previous Owner, Mr. Joseph Schmader and the current Owner, Point East Trust, have replaced rotted piles and installed a new sub decking on the wharf to make it safe for public access. Flatbread Restaurant has installed a protective guardrail around the water edge of the wharf and has installed a new wearing deck over the rough structural one.

The deck has been enclosed on the roadway side by a wood fence. The fence has an opening in it to allow for the access to the ramp to the existing float below. Additional floats installed around the edges of the deck will be reached by this ramp. An existing ladder access to the water, which is in bad repair, will be removed and the access to these areas will be from the existing ramp. These float areas are at the present time used by casual non-commercial boaters and will not have any impact on the commercial fishing tie-ups which exist further down the wharf.

I have included a drawing which illustrates these points.

If I can be of any additional help please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'William Nemmers', written in a cursive style.

William Nemmers

Zoning Division  
Marge Schmuckal  
Zoning Administrator



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

**CITY OF PORTLAND**

Flatbreads Restaurant  
68-72 Commercial Street  
Portland, ME 04101

June 28, 2000

RE: 68-72 Commercial St. - 030-D-1 & 2 - WCZ zone

Dear Sirs/ Madames,

This is just a reminder that your Planning Board review and permit approvals were for the restaurant use within the existing building that is located within 35' of Commercial Street. The conditions placed on this permit specifically stated that any dining should not exceed beyond the existing building line as shown on the submitted plans. The Waterfront Central Zone does not allow the extension of your use beyond the existing building. You may not place any tables on the exterior of the building whether it is on a deck or a wharf. The plans that we reviewed showed no seating in the outside area, and it was not approved as such. Any tables that are placed outside shall be removed immediately. I have attached a copy of the City's approval letter which states this. I look forward to your cooperation in this matter.

You do have the right to appeal the Zoning Ordinance under a Use Variance or Interpretation Appeal. These types of appeals are very, very difficult to have granted by the Zoning Board under such a specifically, restrictive ordinance. You would have 30 days from the date of this letter in which to appeal.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

cc: Joe Gray, Planning & Urban Development  
Mark Adelson, Neighborhood Services  
Mike Nugent, Neighborhood Services  
Gary Wood, Corporation Counsel  
File

Zoning Division  
Marge Schmuckal  
Zoning Administrator



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

**CITY OF PORTLAND**

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68-72 Commercial Street  
Portland, ME 04101

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File



CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM

19990124  
I. D. Number

Point East Trust

Applicant  
288 State Street, Portland, ME 04101  
Applicant's Mailing Address  
Bill Nemmers/Tom Watson  
Consultant/Agent  
761-0832  
Applicant or Agent Daytime Telephone, Fax

9/10/99  
Application Date  
commercial street # 68-72  
Project Name/Description

68- 72 Commercial St, Portland Maine 04101  
Address of Proposed Site  
030-D-001,002  
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

That a parking signage plan be provided to Public Works traffic Engineer, for review and approval, prior to issuance of C of O.

Inspections Conditions 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. The restaurant use shall provide food service and consumption as the primary function of the restaurant. This is NOT an approval for an independent bar use. The allowable restaurant use shall be maintain. Any changes to the use would require a sep. permit.
3. Dining should not exceed beyond the existing "Building Line" as shown on the submitted plans.
4. Separate permits shall be required for any new signage.

Fire Conditions of Approval

Application requires State Fire Marshal approval.

John Meekins  
Bob Morgan  
Received both a copy of this approval  
addendum & interpretation information  
letter

Zoning Division  
Marge Schmuckal  
Zoning Administrator



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

**CITY OF PORTLAND**

Flatbreads Restaurant  
68-72 Commercial Street  
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Zoning Administrator

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Mark Adelson, Neighborhood Services  
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CITY OF PORTLAND, MAINE  
PLANNING BOARD

Jaimey Caron, Chair  
Deborah Krichels, Vice Chair  
Kenneth M. Cole III  
Cyrus Y. Hagge  
Erin Rodriguez  
Mark Malone  
Orlando E. Delogu

October 26, 2000

William Nemmers  
424 Fore Street  
Portland, Maine 04101

Re: Flatbread Restaurant exterior seating expansion, 68-72 Commercial Street.

Dear Mr. Nemmers:

030 D 001

On October 24, 2000, the Portland Planning Board voted 6-0 (Cole absent) to approve your application to expand exterior seating at 68-72 Commercial Street. The Board found that the application is in conformance with the Conditional Use Standards of the Waterfront Central Zone; and that the improvements met the standards of the Site Plan ordinance of the Land Use code.

The approval was granted for the project with the following conditions:

- i. That the applicant relocate the existing gate off the City property, and
- ii. That the applicant provide a revised lighting plan for the exterior seating area for Planning staff review and approval.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report # 56-00, which is attached.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

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Zoning Division  
Marge Schmuckal  
Zoning Administrator



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

**CITY OF PORTLAND**

TO: BILL NEEDLEMAN, <sup>PLANNING DIVISION</sup>  
FROM: MARGE SCHMUCKAL, <sup>Mu</sup> ZONING ADMINISTRATOR  
SUBJECT: PARKING AT 68-72 COMMERCIAL ST. (MAINE WHARF) WCZ ZONE - 30-D-1 & 2  
DATE: OCTOBER 20, 1999

I have reviewed the plans for the newly proposed retail/restaurant/office space located at 68-72 Commercial Street. I have also examined the parking table shown on the submitted site layout. I have found that this parking table is in error in its calculations for required parking. Two of the parking ratios are incorrect, and there has been no allowance given for the first 2,000 square footage in 1st floor retail that does not require any parking spaces. Generally speaking, I can see that this parking calculation grid is more stringent than the Zoning Ordinance requires.

I have determined that a total of 36 spaces are required for Maine Wharf. 47 spaces are provided.

<u>Retail:</u> 3,600 sq ft shown 1st 2000 sq ft- none req. 1600 @ 200= 8/2= <b>4 spc required</b>	<u>Restaurant:</u> 4,800-1600 for food prep/storage = 3200 @ 150= 21.33/2 = 10.6 or <b>11 spc required</b>	<u>Office:</u> 7,050 sq ft 7050 @400= 17.625/2 = 8.8 or <b>9 spc required</b>	<u>Manufacturing:</u> 23,920 23920 @1000= 23.92/2= 11.96 or <b>12 spc required</b>
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Only 21 spaces are required for the new project. The rest of the spaces are to be provided for the existing marine related uses. If any are to be extra parking spaces for the proposed project, it is my understanding of Section 14-315 that those extra spaces "shall be provided off-site and in other zones where parking is a permitted use". The applicant may want to submit a revised plan showing reduced parking unless the extra spaces are to be dedicated to the existing marine uses.

CC: Alex Jaegerman, Chief Planner  
Penny Littell, Corporation Counsel  
✓File



WILLIAM NEMMERS ASSOCIATES ARCHITECTS  
424 FORE ST. PORTLAND, ME 04101 774-3683.

August 15, 2000

Marge Schmuckal, Zoning Administrator  
City of Portland  
Portland, Maine 04101

Re: Site Plan Review for Maine Wharf  
68-72 Commercial Street

Dear Marge,

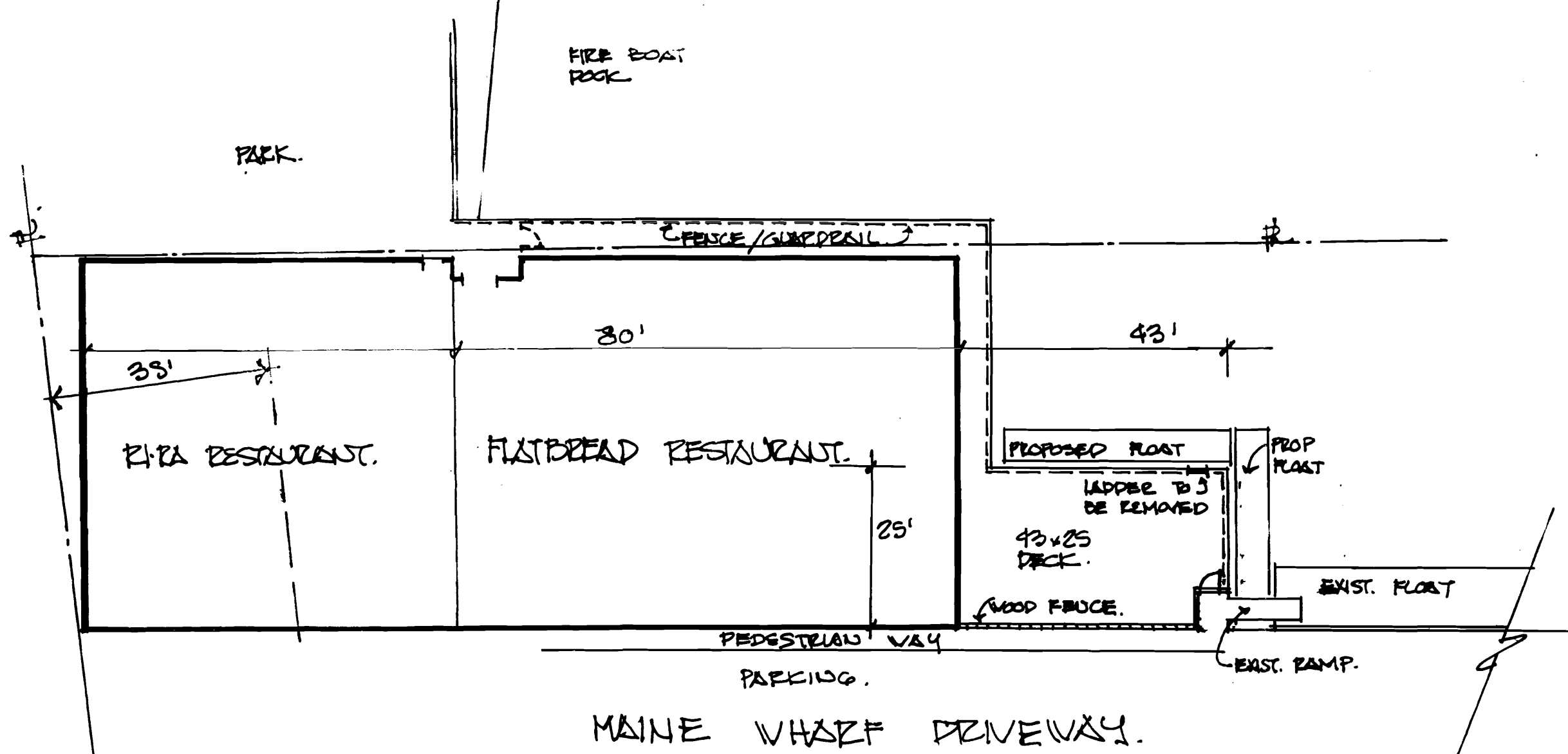
I am enclosing a letter and application for review of the deck area at this location which I have given to Bill Needleman in Planning. I am assuming that I will need an Amendment or Change of Use permit from you for this deck area to legally make this deck a part of the overall use, and I have applied for such an amendment.

I have also assumed that the cost of the work on the deck was already included in the existing building permit and so only the \$30.00 amendment fee is appropriate here.

Please call me if you have any questions with this.

Sincerely,

William Nemmers



DECK - CHANGE OF USE  
 60 COMMERCIAL STREET

11.20'

PARK

CITY OF PORTLAND  
MAINE WHARF

68-72 COMMERCIAL ST.

DECK

COMMERCIAL STREET

35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13

36 37 38 39 40 41

B-3 ZONE

FENCE

EXISTING  
STOR. / PARKING

MAINE WHARF  
CUSTOM HOUSE WHARF

B-3 ZONE  
VC ZONE

35 = LEANED SPACE    36 = FLIPPED SPACE  
26 = OFFICE SPACE    16 = RETAIL SPACE  
10 = RESOURCE TRAINING CO. SPACE

EXISTING CONDITION  
MAINE WHARF  
1"=30'



PARK

CITY OF PORTLAND  
MAINE WHARF

68-72 COMMERCIAL ST

DECK

COMMERCIAL

35 34 33 32 31 30 29 28 27 26 25 24 23 22 21

36 37 38 39 40 41

B-3 ZONE

DECK

DUMP  
DUMP

20 19 18 17 16 15 14 13

EXIST BUILDING

42  
43  
44  
45  
46

MAINE WHARF  
CUSTOM HOUSE WHARF

100'

18'  
15'  
5'  
13'  
7'  
10'  
B-3  
V.C. ZONE  
62'

- 10 = RESOURCE TRADING CO.
- 16 = RI-KA-IRISH
- 27 = FLATBREAD
- 42 = ADDITIONAL SPACES

PROPOSED PARKING  
MAINE WHARF  
1" = 30' AUG. 2000