



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Greg Mitchell - Acting Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator

November 17, 2011

Bernstein Shur  
100 Middle Street  
PO Box 9729  
Portland, ME 04104-5029  
Attn: Susan Osborne

RE: 184 Commercial Street – 31-J-30-31-32 – (the “Property”) WC Zone

Dear Ms. Osborne,

I am in receipt of your request for a determination letter concerning 184 Commercial Street. The Property is located in Waterfront Central Zone (WCZ) with a Downtown Entertainment Overlay Zone.

The Property is considered to be retail and a seafood restaurant. Copies of site plan reviews, permits and certificates of occupancy are attached.

To the best of my knowledge, all required permits have been obtained. I am not aware of any code violations in regard to the Property. There are no pending legal actions against the Property.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

attachments

# BERNSTEIN SHUR

COUNSELORS AT LAW

207 774-1200 main  
207 774-1127 facsimile  
bernsteinshur.com

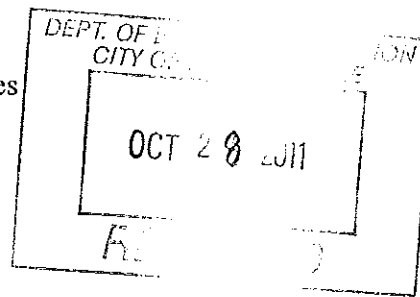
100 Middle Street  
PO Box 9729  
Portland, ME 04104-5029

Susan Osborne  
Paralegal  
207 228-7215 direct  
sosborne@bernsteinshur.com

October 27, 2011

Via Hand Delivery

Marge Schmuckal  
Assistant Chief of Inspection Services  
Zoning Administrator  
Planning & Urban Development  
CITY OF PORTLAND  
389 Congress Street  
Portland, ME 04101



Re:

127 Fore Street / 20-C-9 / Property of Shipyard Brewing - *2-5b*  
184 Commercial / 31-J-30-31-32 / Property of GEF LLC - *WCZ*  
47 India Street / 20-E-26-27 / Property of India & Middle LLC -

Dear Marge:

Please issue a letter confirming what zone the buildings and improvements located at the above property are located in and that each is in compliance with all laws, ordinances, codes, rules and regulations applicable to the use, occupancy and operation thereof. Please attach all copies of Certificates of Occupancy that have been issued along with any other filings.

Enclosed please find our 2 checks in the total amount of \$450 to cover the fees related to issuing this letter. Thank you very much for your assistance in this matter. Please call me if you have any questions.

Sincerely yours,

Susan Osborne

931142

Permit # City of Portland **BUILDING PERMIT APPLICATION** Fee 195 Zone 9/27/93 Map # Lot#  
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Gulf of Maine Phone # \_\_\_\_\_  
Address: P O Box 2808, South Portland, ME 04116  
LOCATION OF CONSTRUCTION: 180 Commercial St. (Fisherman's Wharf)  
Contractor: Thaxter Co Sub: 878-5553 Wharf  
Address: 55 Bell St - Pld, ME Phone # 04103

Est. Construction Cost: 35,000 Proposed Use: retail restaurant Zoning \_\_\_\_\_  
Past Use: \_\_\_\_\_  
# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
Building Dimensions: L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. 1073 sq ft  
# Stories \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: 100,289 sq ft  
Is Proposed Use Seasonal \_\_\_\_\_  
Explain Conversion: Conversion  
Construction: bldg - 26'6" x 40'5"

Foundation: Minor S P 30-H-1 31-H-1P Ceiling \_\_\_\_\_  
1. Type of Soil \_\_\_\_\_  
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
3. Footing Size \_\_\_\_\_  
4. Foundation Size \_\_\_\_\_  
5. Other \_\_\_\_\_  
Floor: 3 Dumpster permit: 30-0142  
1. Sills Size \_\_\_\_\_ Sills must be anchored \_\_\_\_\_  
2. Girder Size \_\_\_\_\_  
3. Lally Column Spacing \_\_\_\_\_ Size \_\_\_\_\_ Spacing 16" O.C.  
4. Joist Size \_\_\_\_\_  
5. Bridging Type \_\_\_\_\_ Spacing \_\_\_\_\_  
6. Floor Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
7. Other Material \_\_\_\_\_

Exterior Walls:  
1. Shading Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. No. Windows \_\_\_\_\_  
3. No. Doors \_\_\_\_\_  
4. Header Size \_\_\_\_\_  
5. Bracing Yes \_\_\_\_\_ No \_\_\_\_\_ Spacing \_\_\_\_\_  
6. Corner Posts Size \_\_\_\_\_  
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
9. Siding Type \_\_\_\_\_  
10. Masonry Materials \_\_\_\_\_  
11. Metal Materials \_\_\_\_\_  
12. Other Materials \_\_\_\_\_  
Weather Exposure \_\_\_\_\_

1. Siding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. Header Size \_\_\_\_\_ Spacing \_\_\_\_\_  
3. Wall Covering Type \_\_\_\_\_  
4. Fire Wall if required \_\_\_\_\_  
5. Other Materials \_\_\_\_\_

White - Tax Assessor

Date: 9/4/92 For Official Use Only  
Job No: 11883  
Bid Code: \_\_\_\_\_  
Time Limit: \_\_\_\_\_  
Estimated Cost: 35,000  
City of Portland

Street Frontage Provided: \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
Provided Setbacks: Front \_\_\_\_\_  
Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_  
Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_  
Conditional Use: Variance \_\_\_\_\_  
Shoreland Zoning: Yes \_\_\_\_\_ No \_\_\_\_\_  
Special Exception \_\_\_\_\_  
Other (Explain): W.D. 12-1-83

1. Ceiling Joist Size \_\_\_\_\_  
2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
3. Type Ceiling \_\_\_\_\_  
4. Insulation Type \_\_\_\_\_  
5. Ceiling Height \_\_\_\_\_  
1. Truss or Rafters Size \_\_\_\_\_  
2. Siding Type \_\_\_\_\_  
3. Roof Covering Type \_\_\_\_\_  
Chimneys: \_\_\_\_\_  
Type: \_\_\_\_\_ Number of Fire Places: \_\_\_\_\_  
Type of Heat: \_\_\_\_\_  
Electrical: \_\_\_\_\_  
Plumbing: \_\_\_\_\_  
1. Approval of soil test if required \_\_\_\_\_  
2. No. of Tubs or Showers \_\_\_\_\_  
3. No. of Fixtures \_\_\_\_\_  
4. No. of Lavatories \_\_\_\_\_  
5. No. of Other Fixtures \_\_\_\_\_  
Swimming Pools:  
1. Type \_\_\_\_\_  
2. Foot Size \_\_\_\_\_ Square Footage \_\_\_\_\_  
3. Must conform to National Electrical Code and State Law.

Smoke Detector Required: Yes \_\_\_\_\_ No \_\_\_\_\_  
PERMIT ISSUED  
MAY 11 1993

Permit Received By: Louise E. Chase  
Signature of Applicant: [Signature]  
CEO's District: [Signature]  
Date: 9-4-92

CONTINUED TO REVERSE SIDE  
Ivory Tag - CEC 2  
Minnam

**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW**

*Melodie Esterberg  
- Planning*

Processing Form

Maritime Activities, Inc/Gulf of Maine

9/4/92

Applicant P O Box 2808; South Portland, ME 04106 Date 180 Commercial St. (Fisherman's Wharf)

Mailing Address retail restaurant- new construction Address of Proposed Site Wharf)

Proposed Use of Site Site Identifier(s) from Assessors Maps

26'6" x 40'6" Zoning of Proposed Site

Acreege of Site / Ground Floor Coverage 100,289 sq ft

Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors \_\_\_\_\_

Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area \_\_\_\_\_

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: contact person: unknown

Date Dept. Review Due: \_\_\_\_\_

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

MINOR SITE PLAN REVIEW

PUBLIC WORKS DEPARTMENT REVIEW

NOV 19 1992  
**RECEIVED**

(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED															REASONS SPECIFIED BELOW	

REASONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach Separate Sheet if Necessary)

**RECEIVED**  
SEP 08 1992

*[Signature]*  
PORTLAND PLANNING OFFICE  
11/19/92  
SIGNATURE OF REVIEWING STAFF/DKTE

PUBLIC WORKS DEPARTMENT COPY

**DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)  
PERMIT BY RULE NOTIFICATION FORM**

(For use with DEP Regulation, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY



Name of Applicant: G.E.F ASSOCIATES

Address: P.O. BOX 2808 Town/City: SOUTH PORTLAND

State: MAINE Zip Code: 04116 Tel. No: 207-774-2440

Name of Wetland, Water Body or Stream: PORTLAND HARBOR

Name of Nearest Road and Directions to Site: 180 COMMERCIAL STREET, FISHERMAN'S WHARF

Town/City: PORTLAND County: CUMBERLAND

Description of Project: REPLACEMENT OF EXISTING WOOD DECK, FISHERMAN'S WHARF

1. Attach a check for \$25 made payable to Treasurer State of Maine.
2. Attach to this form a location map with project site clearly marked.
3. Attach photographs showing existing site conditions, (unless not required under standards).
4. For projects below mean low water, submit a copy of the project design plan to the Bureau of Public Lands.

I am filing notice of my intent to carry out work which meets the requirements for Permit by Rule under DEP Regulation, Chapter 305. I will comply with Section 1 and all the standards contained in the Section(s) checked below:

- |  |  |
|--|--|
| <input type="checkbox"/> Sec. (2) Disl. of Soil Mat.                 | <input type="checkbox"/> Sec. (11) General Permits of State Transp. Fac.           |
| <input type="checkbox"/> Sec. (3) Intake Piles                       | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas                    |
| <input type="checkbox"/> Sec. (4) Maint. Repair & Replace of Struct. | <input type="checkbox"/> Sec. (13) Fish & Wild. Creation, Enhance, & Water Quality |
| <input type="checkbox"/> Sec. (5) Moorings                           | <input checked="" type="checkbox"/> Sec. (14) Piers, Wharves & Pillings            |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Veg. by Hand  | <input type="checkbox"/> Sec. (15) Public Boat Ramps                               |
| <input type="checkbox"/> Sec. (7) Outfall Pipes                      | <input type="checkbox"/> Sec. (16) Salt & Sand Dune Projects                       |
| <input type="checkbox"/> Sec. (8) Riprap                             | <input type="checkbox"/> Sec. (17) Transfers                                       |
| <input type="checkbox"/> Sec. (9) Crossings (Utility Lines, etc.)    | <input type="checkbox"/> Sec. (18) Maintenance Dredging                            |
| <input type="checkbox"/> Sec. (10) Stream Crossing                   |  |

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that this permit is not valid until 14 days after receipt by the Department.

Signature of Applicant: [Signature] Date: 11/10/93

Send white and yellow form with attachments via certified mail to the ME Dept. of Environmental Protection, State House Station 17 Augusta, Maine 04333

Retain pink copy as record of permit. Permits are valid upon receipt by the DEP for one year. No further authorization by DEP will be issued after receipt of notice. Permits issued under this section are invalid if the DEP finds any application standard has not been met. Work carried out in violation of any standard is subject to enforcement action, including a fine of up to \$25,000 for each day of violation.

Proj. No.	FP 016	Date	11/10/93	Def.		Date	11/10/93	Acc. Date	OK [Signature]
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CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 180 Commercial St.

Date of Issue 19 July 1996

Issued to Fisherman's Wharf

This is to certify that the building, premises, or part thereof, at the above location, built or altered or changed as to use under Building Permit No. 931142, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Retail Restaurant

Limiting Conditions:

This certificate supersedes certificate issued

Approved

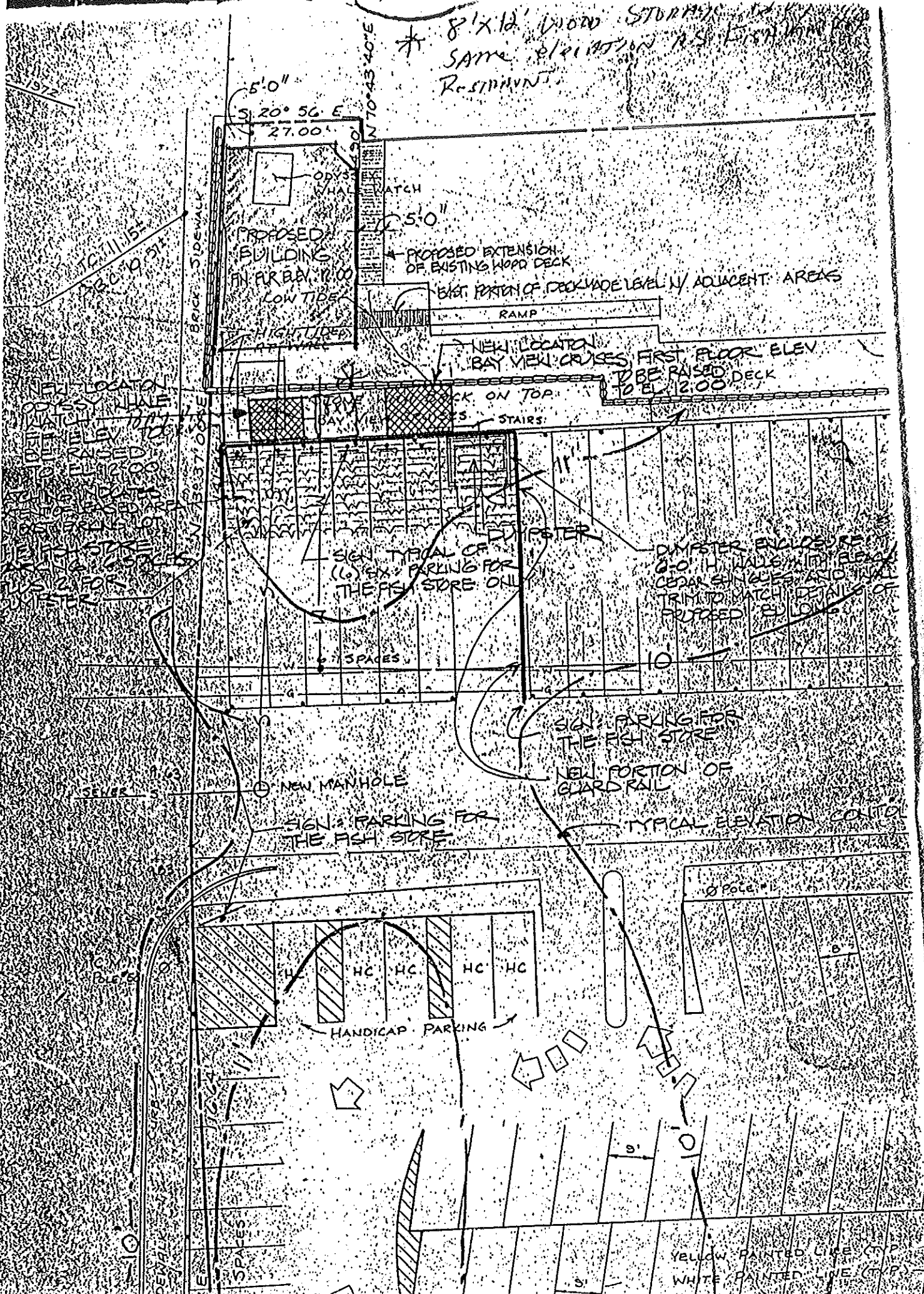
7/19/96  
(Date)

Inspector

Inspector of Buildings

Notice: This Certificate identifies legal use of building or premises and does not by itself transfer title. It is not a warranty of title. It is subject to the provisions of the City of Portland Building Code. They will be returned to owner if not used for one year.

\* 8' x 12' WOOD STORM DOOR  
SAME ELEVATION AS EXISTING  
RESIDUAL



YELLOW PAINTED LINE (T.P.)  
WHITE PAINTED LINE (T.P.)



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 180 Commercial St

Issued to: GBF Assoc.

Date of Issue 4 Nov 94

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 94/0727, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below:

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Storage Shed

Limiting Conditions

This certificate supersedes  
certificate issued

approved

*11/2/94*  
(Date)

*Larry M. ...*  
Inspector

*[Signature]*  
Inspector of Building

Note: This certificate identifies lawful use of building or premises, and shall not be transferred from owner to owner when property changes hands. They will be furnished to owner or holder for one dollar.



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

Location of Construction: 184 Commercial Street  
 Owner: GEF LLC Phone: 828-5136  
 Permit No: 010034  
 Owner Address: PO Box 2808, South Portland, ME 04106  
 Lessee/Buyer's Name: Hwa Sun Bae, 180 Commercial  
 Contractor Name: Donald Van Ness  
 Address: po Box 11273, Portland, ME 04104 Phone: \*\*\*264-4827  
 Past Use: Commercial  
 Proposed Use: ~~Commercial - Store~~  
 Zone: WCZ CBL: 031-J-030  
 Permit Issued: JAN 29 2001  
 Zoning Approval: OK with conditions  
 Special Zone or Revisions:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  
 Minor Chrm  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied  
 Zoning Appeal  
 Historic Preservation  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review  
 Action:  
 Approved  
 Approved with Conditions  
 Denied  
 Date:

Business Name:  
 Phone:  
 FIRE DEPT.  Approved  
 Denied  
 Signature: *DMJ*  
 Use Group: A2 Type: 50  
 Signature: *BoCA 99 Jaffe*  
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
 Action:  
 Approved  
 Approved with Conditions  
 Denied  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 January 17, 2001 GG

Proposed Project Description:  
 Add one entrance door  
 Bayview Rest.  
 No change of use  
 Being permitted under  
 This application -  
 per contractor  
 Only Allowance  
 Date Applied For: January 17, 2001 GG  
 Permit Taken By: Jodine

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..

**PERMIT ISSUED WITH REQUIREMENTS**

**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

January 19, 2001

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_  
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**PERMIT ISSUED WITH REQUIREMENTS**

CITY OF PORTLAND, MAINE

PLANNING BOARD

Hilsey Carson, Chair  
Deborah Krichals, Vice Chair  
Kenneth M. Cole III  
Cyra Y. Haggis  
Erin Rodriguez  
Mark Maloca  
Orlando E. Delogu

March 20, 2002

Mr. Thomas Dana, GEF, LLC  
P.O. Box 169  
Portland, Maine 14112

RE: 184 Commercial Street, Bayview Restaurant Site Plan and Conditional Use Approval

CBL: 031 J030001

Dear Mr. Dana:

On March 12, 2002, the Portland Planning Board voted 5-0 (Delogue absent) to approve a site plan and conditional use appeal at 184 Commercial Street. The approval was granted for the project with the following condition:

- i. That the applicant provides any future revised lighting changes for Planning Staff review and approval.

The approval includes a rehabilitation and occupation of the existing Bayview Restaurant and a 1600 +/- square foot expansion of exterior restaurant use onto the existing pier deck.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report # 20-02, which is attached.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. 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.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the

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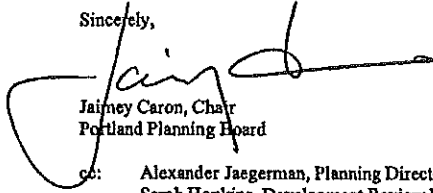
performance guarantee will be released.

4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact William B. Needelman at 874-8722

Sincerely,



Jaimy Caron, Chair  
Portland Planning Board

cc: Alexander Jaegerman, Planning Director  
Sarah Hopkins, Development Review Program Manager  
~~William B. Needelman, Senior Planner~~  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckel, Zoning Administrator  
✓ Jodine Adams, Inspections  
William Bray, Director of Public Works  
Larry Ash, Traffic Engineer  
Tony Lombardo, Project Engineer  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lee Urban, Director of Economic Development  
Lt. Gaylen McDougall, Fire Prevention  
Don Hall, Appraiser, Assessor's Office  
Susan Doughty, Assessor's Office  
Approval Letter File  
Correspondence File

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

**PERMIT ISSUED**  
 APR 25 2002

Location of Construction: 184 Commercial St	Owner Name: Gef Lic	Permit No: 02-0323	CBL: 031 J030001
Business Name:	Contractor Name: Whitehead Associates	Owner Address: Po Box 2808	Phone: 671-5566
Lessee/Buyer's Name:	Phone:	Contractor Address: P.O. Box 169 Portland	Phone: 2077662178
		Permit Type: Alterations - Commercial	Zone: WC2

Fast Use: Retail Seafood/Restaurant	Proposed Use: Retail Seafood/Restaurant	Permit Fee: \$114.00	Cost of Work: \$11,500.00	CEO District: 1
Proposed Project Description: Replace Window w/Door/ Relocate Bathroom	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>B</b>	Type: <b>50</b>	
	Signature: <i>AM</i>	Signature: <i>Y.M.</i>		
	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			

Permit Taken By: gad	Date Applied For: 04/08/2002	<b>Zoning Approval</b>	
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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>Exempt</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Alexis</i> <input type="checkbox"/> Subdivision *Site Plan Review *Construction MM <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>4/12/02</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <i>TOLAND</i> <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <i>Bill Whitehead</i> <input type="checkbox"/> Denied Date: <i>4/12/02</i>	Historic Preservation <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 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 \_\_\_\_\_

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

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

Permit No: 07-0759	Issue Date:	CBL: 031 J030001
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Location of Construction: 184 COMMERCIAL ST	Owner Name: GEF LLC	Owner Address: PO BOX 2808	Phone:
Business Name:	Contractor Name: LL Bean Inc.	Contractor Address: Casco St Freeport	Phone: 2075527554
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: WCC

Past Use: Parking	Proposed Use: Parking w/ informational trailer and 4'x4'x6" decking for kayak tours of harbor out of Portland Yacht Services on Fore Street (ticket sales will be elsewhere)	Permit Fee: \$40.00	Cost of Work: \$1,250.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Use Group: B (Trailer) Type: NA IBC 2003	

Proposed Project Description:  
install 12x6 trailer w/ 4x4 platform

Signature: *Greg Cuzz* Signature: *JW 7/12/07*

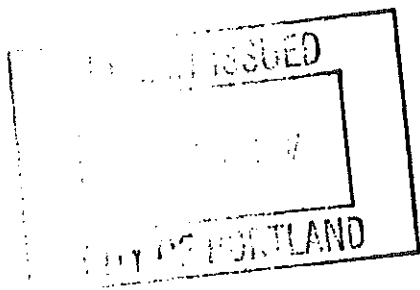
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: csh	Date Applied For: 06/25/2007	<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>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan - exemption applied for Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>6/29/07</i>	<p>Zoning Appeal</p> <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 Date: _____	<p>Historic Preservation</p> <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 Date: _____
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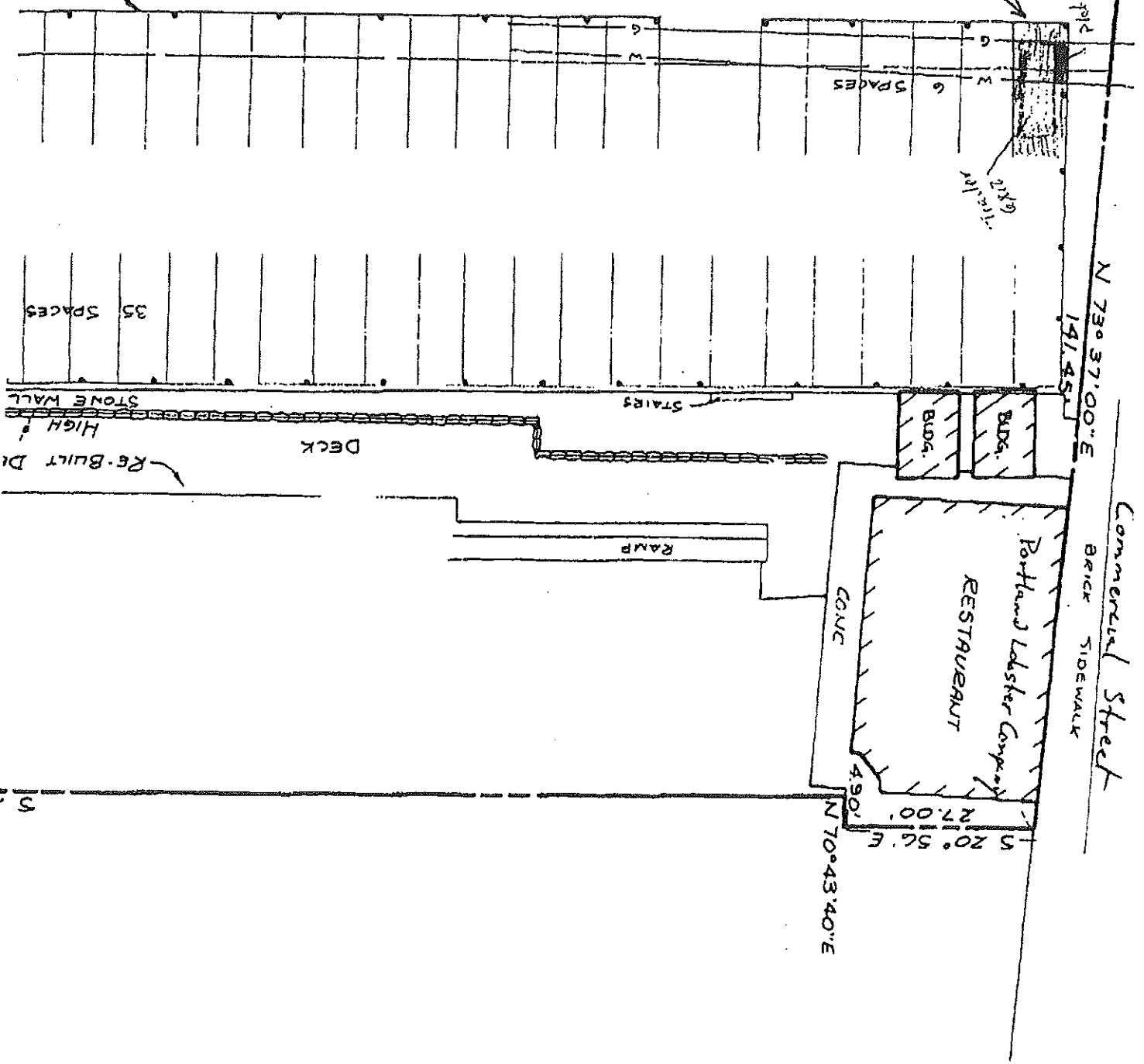


**CERTIFICATION**

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

APPARENT LOCATION  
 (SEE NOTE A)  
 35' RIGHT OF WAY ON THE FACE OF THE EA  
 (SUBJECT TO RIGHTS OF OTHERS)  
 0564/161, 1797/53, 7642/290 &  
 8005/203



3  
4  
5



# APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

#07 0759

Discovery Schools  
2nd Floor, NE

6/18/07

Applicant

Application Date

7 Cass Street  
Portland, OR 97203

Project Name/Description

Applicant's Mailing Address

202 Commercial Street  
Address of Proposed Site

John Connolly 503-552-7557  
Consultant/Agent/Phone Number

1502

CBL: 06 J-030

### Description of Proposed Development:

Temporary location of trailer located in parking space  
at 202 Commercial Street in Portland  
for use of [unclear] - [unclear]

### Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:  
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
yes	✓
yes	✓
yes	✓
yes	✓
yes	✓
yes	✓
yes	✓
yes	✓
yes	✓

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

<b>Services</b>	<b>CBL</b>	031 J030001
	<b>Land Use Type</b>	RETAIL & PERSONAL SERVICE
	<b>Property Location</b>	184 COMMERCIAL ST
<b>Applications</b>	<b>Owner Information</b>	GEF LLC PO BOX 2808 SOUTH PORTLAND ME 04116
<b>Doing Business</b>	<b>Book and Page</b>	12692/46
<b>Maps</b>	<b>Legal Description</b>	31-J-30-31-32 COMMERCIAL ST 184-210 CENTRAL WHARF W-79792 SF
<b>Tax Relief</b>	<b>Acres</b>	1.832
<b>Tax Roll</b>		

**Q & A** **Current Assessed Valuation:**

<a href="#">browse city services a-z</a>	<b>TAX ACCT NO.</b>	4646	<b>OWNER OF RECORD AS OF APRIL 2011</b>	GEF LLC
	<b>LAND VALUE</b>	\$945,000.00		
	<b>BUILDING VALUE</b>	\$395,370.00		PO BOX 2808 SOUTH PORTLAND ME 04116
<a href="#">browse facts and links a-z</a>	<b>NET TAXABLE - REAL ESTATE</b>	\$1,340,370.00		
	<b>TAX AMOUNT</b>	\$24,501.96		

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

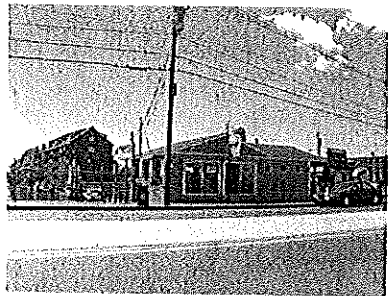


Best viewed at 800x600, with Internet Explorer

**Building Information:**

	<b>Card 1 of 1</b>
<b>Year Built</b>	1995
<b>Style/Structure Type</b>	RESTAURANT
<b># Units</b>	1
<b>Building Num/Name</b>	1 - BAY VIEW CRUISES
<b>Square Feet</b>	909

[View Sketch](#)      [View Map](#)      [View Picture](#)



**Exterior/Interior Information:**

	<b>Card 1</b>
<b>Levels</b>	01/01
<b>Size</b>	909
<b>Use</b>	RETAIL STORE
<b>Height</b>	10
<b>Walls</b>	FRAME
<b>Heating</b>	HOT AIR
<b>A/C</b>	CENTRAL

**Other Features:**

	<b>Card 1</b>
<b>Structure</b>	PORCH - COVERED
<b>Size</b>	6X27

	<b>Card 1</b>
<b>Structure</b>	PATIO - CONCRETE
<b>Size</b>	198X1

**Outbuildings/Yard Improvements:**

	<b>Card 1</b>
<b>Year Built</b>	1988
<b>Structure</b>	GAS STUCCO/GLASS ON FRAME BOOT
<b>Size</b>	1X48
<b>Units</b>	1
<b>Grade</b>	C
<b>Condition</b>	3

	<b>Card 1</b>
<b>Year Built</b>	1996





# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

## Receipts Details:

**Tender Information:** Check , BusinessName: Bernstein Shur, Check Number: 101597101715  
**Tender Amount:** 150.00

## Receipt Header:

**Cashier Id:** Ldobson  
**Receipt Date:** 10/31/2011  
**Receipt Number:** 11775

## Receipt Details:

Referance ID:	266	Fee Type:	BP-DP
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Miscellaneous charges			
Additional Comments: 127 Fore St			

Thank You for your Payment!