

**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		Phone:		BusinessName:	
Contractor Name: Donald Van Ness		Address: po Box 11273, Portland, ME 04104		Phone: ***264-4827		Permit Issued: JAN 29 2001	
Past Use: Commercial Bayview Rest.		Proposed Use: <del>Commercial / Store</del> No change of use Being permitted under this application - per contractor		COST OF WORK: <del>\$2,000.00</del> 2,000.00		PERMIT FEE: \$36.00	
Proposed Project Description: Add one entrance door ↑ only Allowance		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A3 Type: 5B BOCA 99 Signature: [Signature]		Zone: WCA CBL: 031-J-030	
		Signature: [Signature]		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: OK with conditions Special Zone or Reviews: <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"/>	
Permit Taken By: Jodine		Date Applied For: January 17, <del>2000</del> 2001 GG					

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..

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

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

**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: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

**PERMIT ISSUED WITH REQUIREMENTS**  
**CEO DISTRICT**

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Minor/Minor Site Review for New Detached Single Family Dwelling, Additions/Alterations/Accessory Structures, Multi-Family, Commercial Interior Rehab (other than additions), Change of Use**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

**NOTE\*\*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: 180 Commercial St Portland.

Total Square Footage of Proposed Structure	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Number Chart# <u>031</u> Block# <u>J</u> Lot# <u>030</u>	Owner: <u>GEF LLC</u> <u>P.O. Box 2808</u> <u>S. Portland, ME. 04116</u>	Telephone#: <u>828-5136</u>
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Lessee/Buyer's Name (If Applicable) <u>Hue Sun Bae</u>	Owner's/Purchaser/Lessee Address: <u>180 Commercial</u>	Cost Of Work: Fee: <u>36<sup>00</sup></u> \$ <u>2000<sup>00</sup></u>
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Current use: None Proposed use: Store

Project description:  
Add one entrance door

Contractor's Name, Address & Telephone <u>Donald Van Ness</u> <u>Portland, ME. 04104</u>	<u>P.O. Box 11273</u> <u>*-264-4827</u> <u>plumb</u>	Rec'd By: <u>Jane</u> <u>1/17</u>
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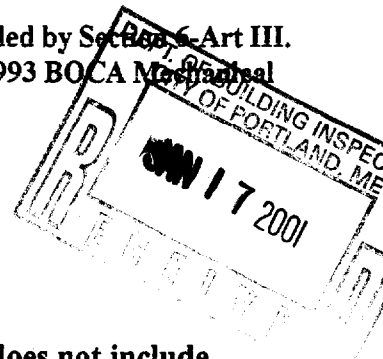
Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

**YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:**

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached)

**A "minor/minor" site plan review is required for New Single Family Homes Only (does not include additions, alterations or accessory structures) prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COPIES ARE REQUIRED FOR NEW SINGLE FAMILY HOMES**



**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**A complete plot plan (Site Plan) includes:**

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

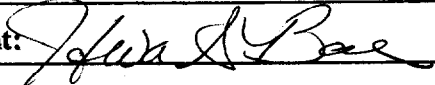
**Building Plans are required for all construction, including interior rehab (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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: 	Date: 01/17/01
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**AUTOCAD OR ADOBE FORMAT REQUIRED FOR ALL COMMERICAL PROJECTS**

Zoning Division  
Marge Schmuckal  
Zoning Administrator

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



## CITY OF PORTLAND

January 24, 2001

Donald Van Ness  
P.O. Box 11273  
Portland, ME 04104

RE: 180-184 Commercial Street - 031-J-030 - WCZ zone

Dear Mr. Van Ness,

I am in receipt of your building permit application to add an entrance door off the front of your property. Please note that your submitted plans show other exterior alterations such as a new deck and raising and rebuilding decks.

This property is located within a WCZ zone which restricts any exterior additions or expansions of use, such as outdoor seating. There is a new take-out window shown on the plans. Outdoor seating would need to be approved separately. These uses are allowed only under a conditional use appeal that is heard by the Planning Board. I can not sign off on this type of permit until this issue is settled by the Planning Board.

I have noted some other inconsistencies with your plan. Is the front window being changed to meet the elevation design that is being shown on your plans? Also, a new sign is shown on the front of the building. Those changes also require a permit. The date on your plans were last dated December 22, 1992. Are the plans submitted up-to-date and accurate? If not, we will need accurate plans showing exactly what is intended. Your permit will be on hold until this matter can be settled. If you have any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

*1/24/01 - contractor came in  
and revised the plans -  
see conditions on permit*

Cc: GEF LLC, PO Box 2808, South Portland, ME 04106 (owners)

LAND USE - ZONING REPORT

ADDRESS: 180-184 Commercial St DATE: 1/29/01.

REASON FOR PERMIT: install door only - No change of use or other changes being allowed

BUILDING OWNER: GEF, LLC. C-B-L: 031-J-030

PERMIT APPLICANT: Donald Van Ness

\* APPROVED: with conditions: #1, #17, #8, #12, #13\*

CONDITION(S) 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. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment, and/or revised permit.
4. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and the same use. Any changes to any of the above shall require that this structure met the current zoning standards.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of A restaurant use. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any new signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
12. Other requirements of condition: Please note that no change of use or additional uses have been approved with this permit.

\* 13 Please also note that no outdoor seating has ever been approved at this site. That use requires a separate permit and approvals. A conditional use appeal to the Planning Board shall be required.

Marge Schmuckal Marge Schmuckal, Zoning Administrator

cc: to owner GEF, LLC

BUILDING PERMIT REPORT

DATE: 19 January 2011 ADDRESS: 184 Commercial ST. CBL: 031-J-030

REASON FOR PERMIT: Add door

BUILDING OWNER: GEF Inc.

PERMIT APPLICANT: CONTRACTOR Donald Van Ness

USE GROUP: A-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 2,000.00 PERMIT FEES: 36.00

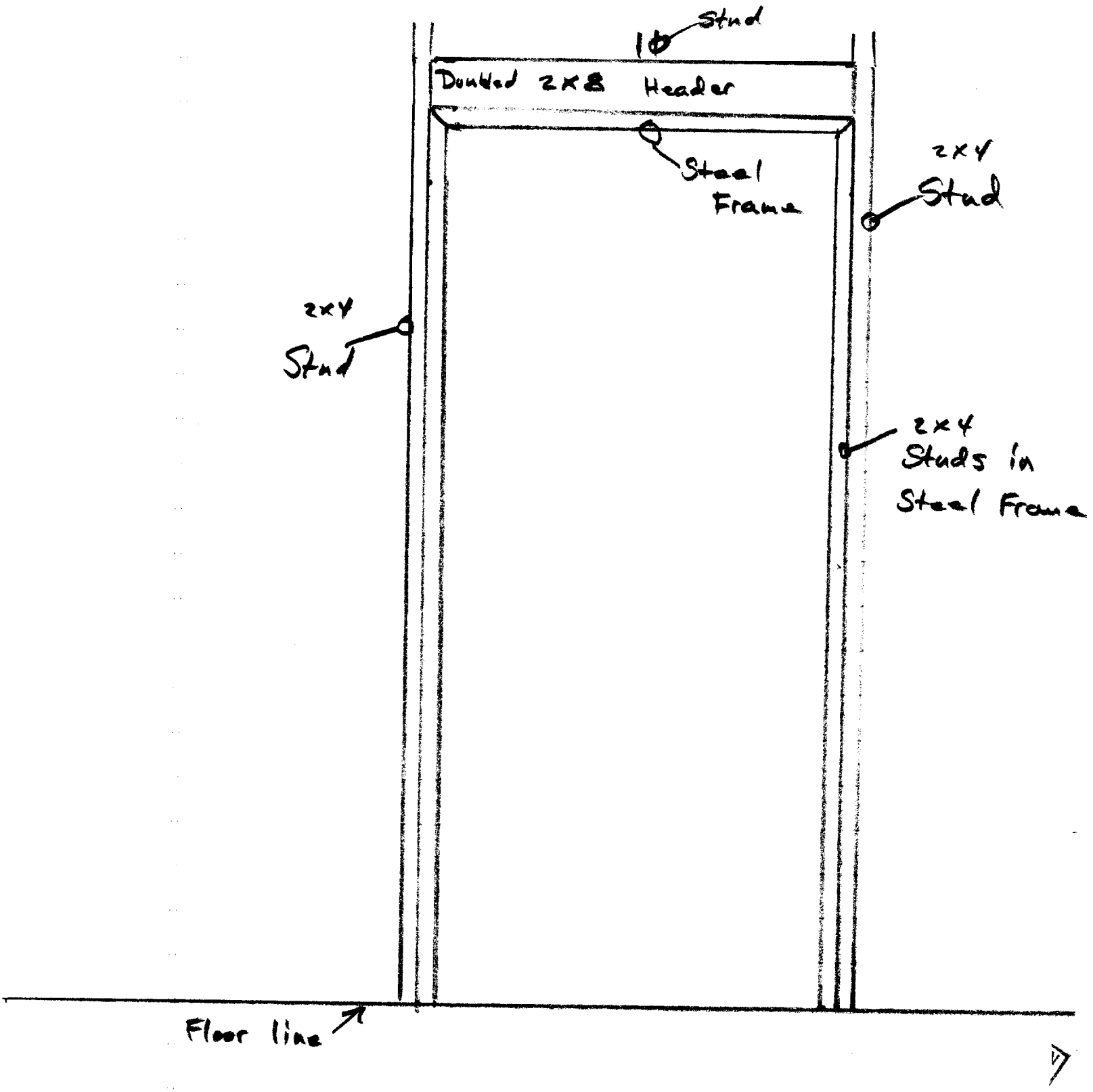
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

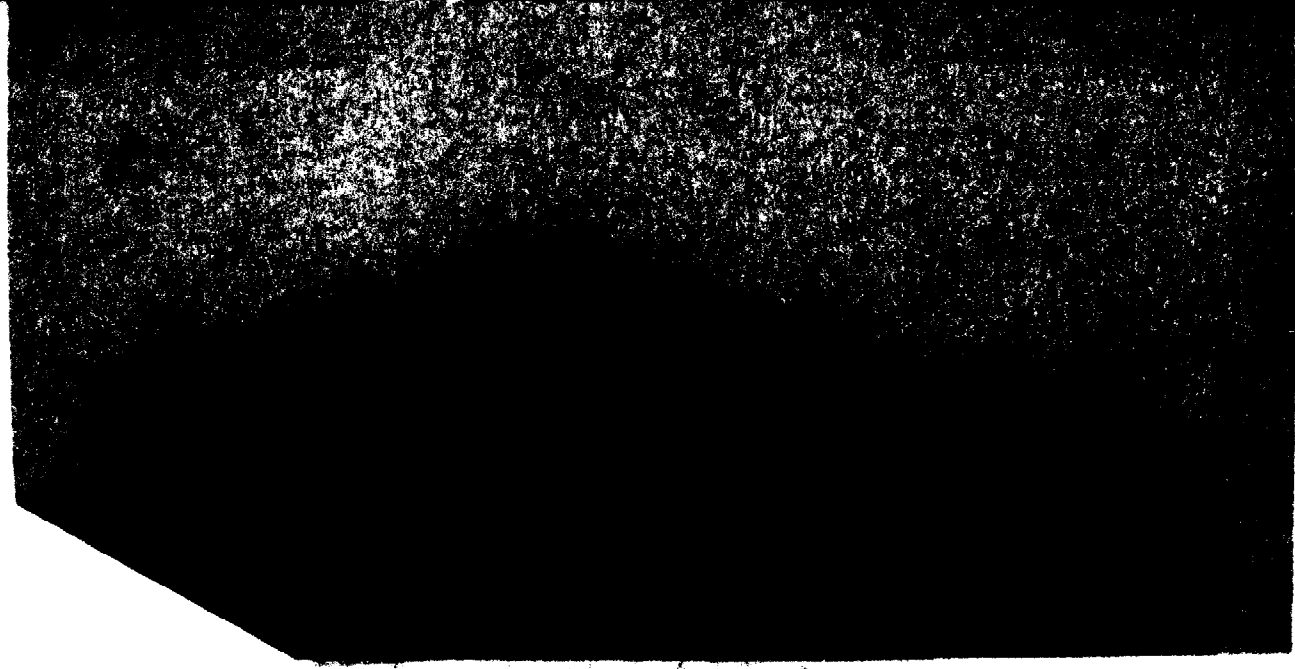
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*11, \*13, \*29

#31, \*34, \*35

- 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.
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.
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.
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 and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
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.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

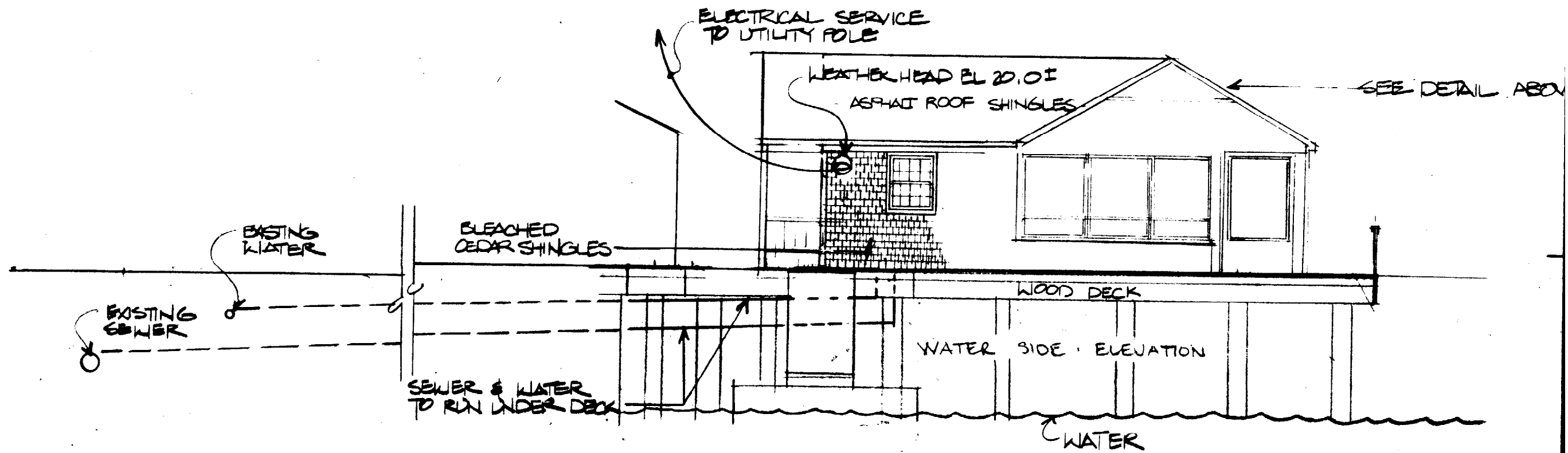




ORNAMENTA

DECORATIVE

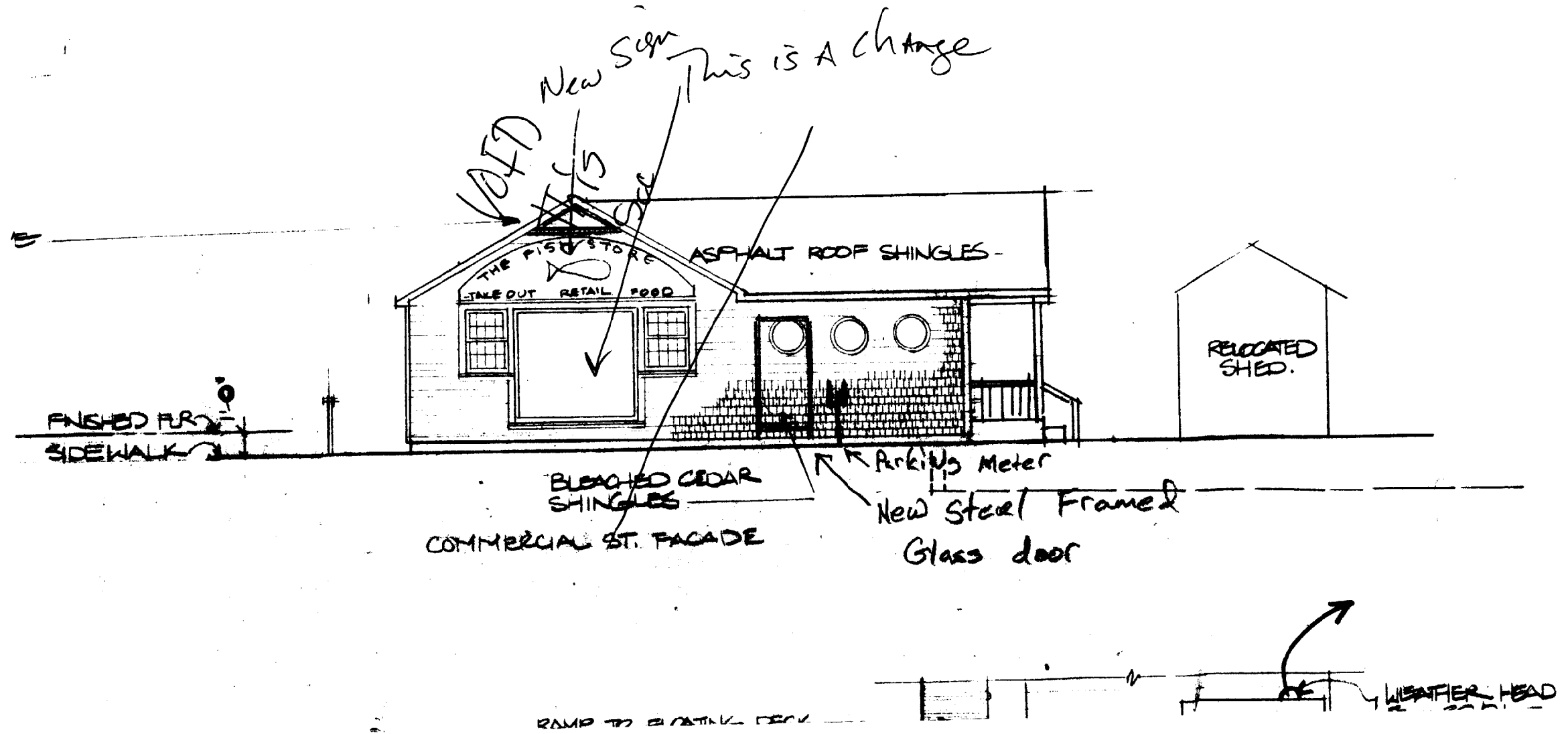
DETAIL: TOP OF GABLE

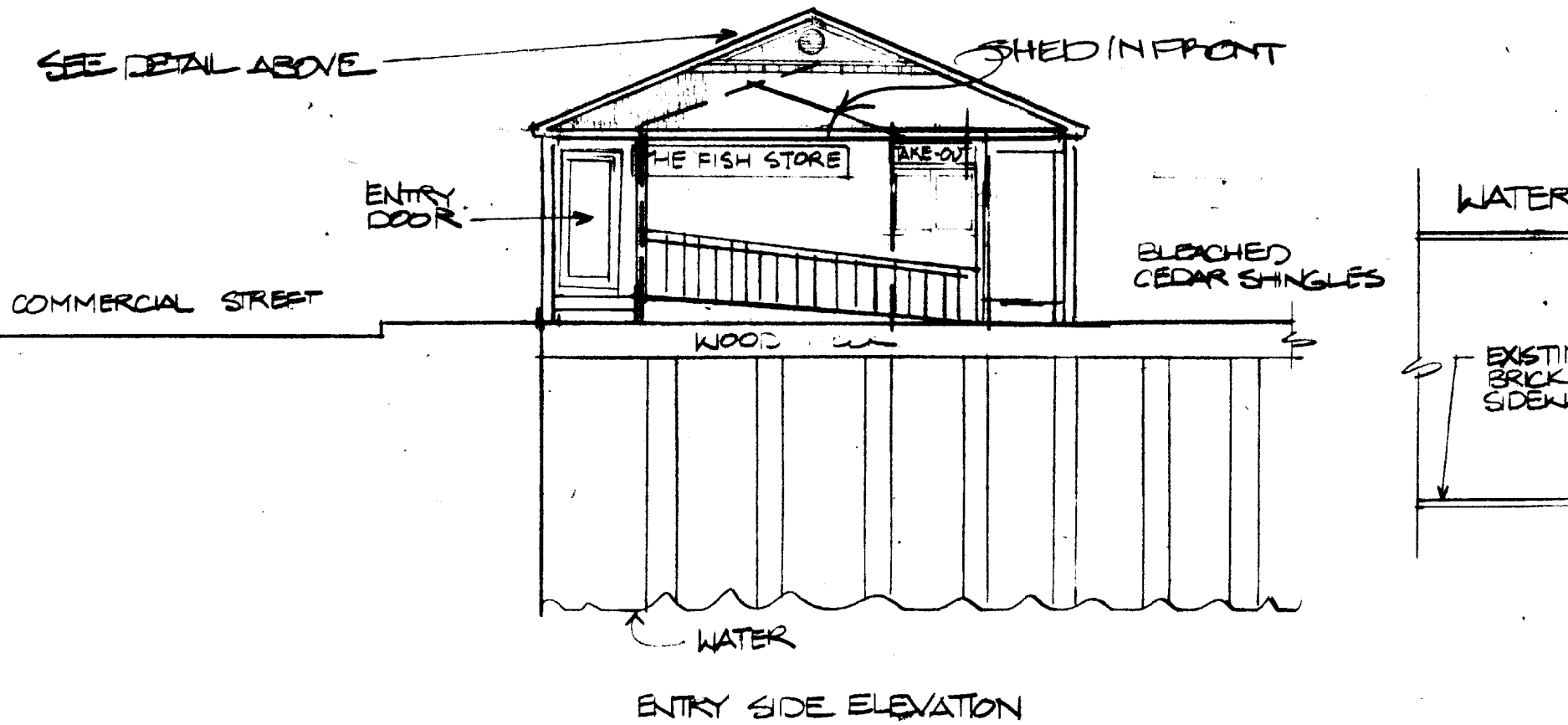
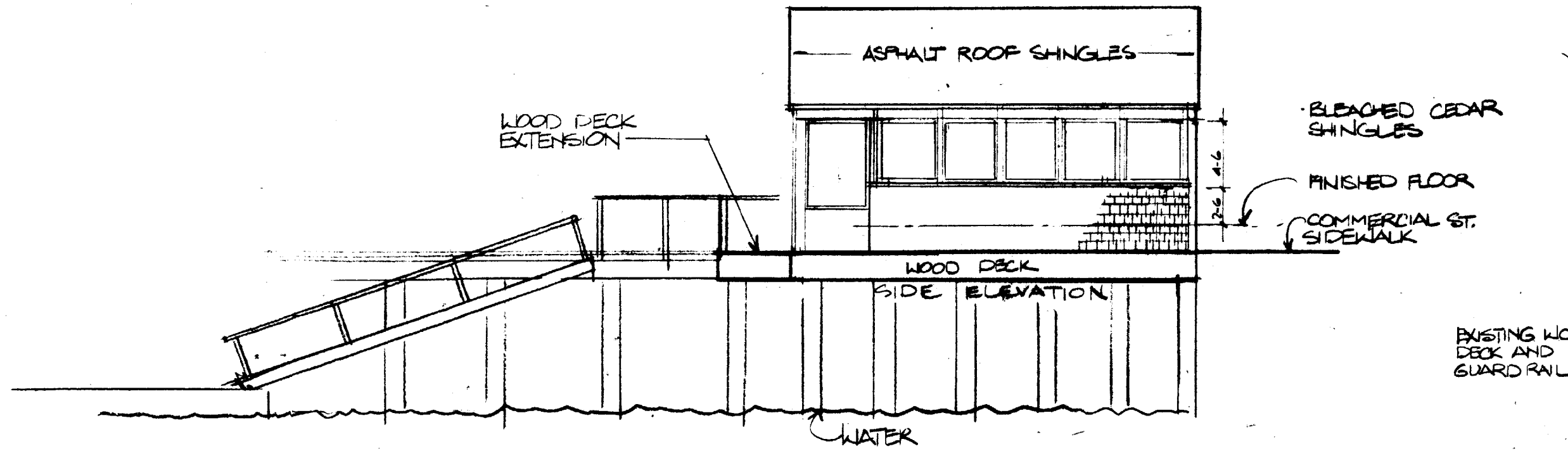


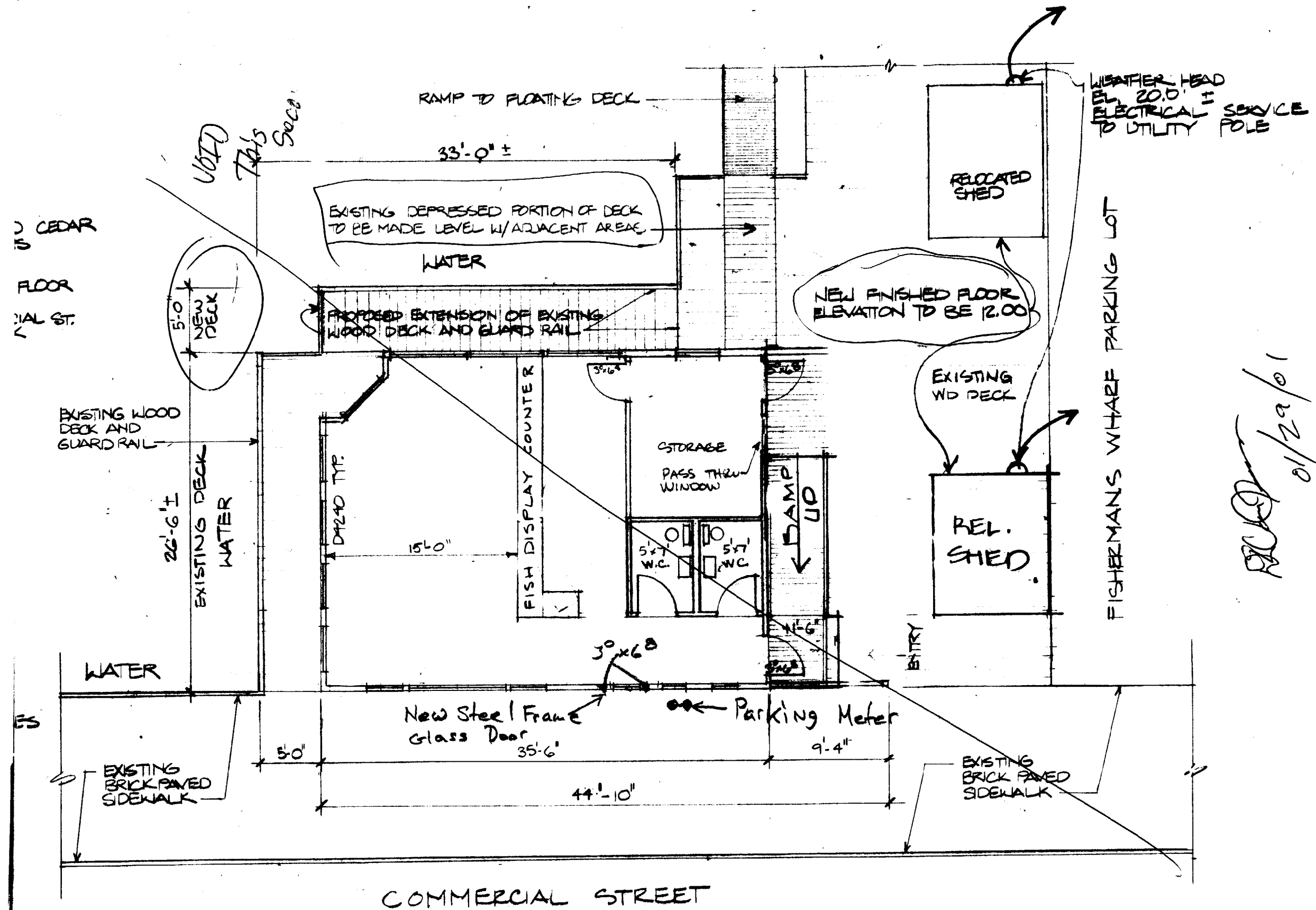


- SHINGLES

MOLDING







CEDAR  
 FLOOR  
 AL ST.

VOID  
 This  
 Sec.

LEATHER HEAD  
 REL. 20.0' H  
 ELECTRICAL SERVICE  
 TO UTILITY POLE

FISHERMANS WHARF PARKING LOT

RCP  
 01/29/01

FLOOR PLAN

FISHERMANS WHARF  
 1/8"=1'-0"  
 ARCHTEU  
 THIS IS A DESIGN GUIDELIN