| Location of Construction: 230 Commercial St. | Owner: Proprietors | of Union | one: 772–8160 | Permit No: 154 |
|---|--|---|--|--|
| Owner Address: | Lessee/Buyer's Name: | | sinessName: | 001 |
| 36 Union Wharf, P.O. box 746 | | | | Permit Issued: |
| Contractor Name: Thaxter Co. | Address: Bell St. Portlar | l l | 878-5553 | |
| Past Use: | Proposed Use: | COST OF WORK: | PERMIT FEE: \$ 624.00 | 3 - 3 - 3 - 3 |
| Commercial | Same | \$ 100,00.00 | | |
| Commercial | 1 | FIRE DEPT. Appro | 1 42 | 3/3 |
| | | | BOCA 99 | Zone: CBL: 031-L-135 |
| | | Signature: WW | | Zonino Approval |
| Proposed Project Description: | | l l | THES DISTRICT (A.D. |) Duyhanams |
| | | Action: Appro | | Special Zone of Reviews: |
| 1,162 sf addition | | Appro Denied | ved with Conditions: | ☐ ☐ Shoreland MA D 13 |
| | | Delited | u | □ Flood Zone - PAret |
| | | Signature: | Date: | □ Subdivision |
| Permit Taken By: Gayle | Date Applied For: | September 25, 200 | 00 GG | Site Plan maj Aminor Omm |
| Gayle | | | | Zoning Appeal |
| 1. This permit application does not preclu | ide the Applicant(s) from meeting applicab | le State and Federal rules. | | ☐ Variance ☐ Miscellaneous \ D A A)A |
| 2. Building permits do not include plumb | | | | Conditional Use by ZANN |
| 2.1 | t started within six (6) months of the date of | f issuance. False informa- | | ☐ Interpretation ☐ |
| 3. Building permits are void if work is not tion may invalidate a building permit. | | 1.0000000000000000000000000000000000000 | | Denied A Substit |
| tion may myundate a content promise | | | | 9/17/00 |
| | | | | Historic Preservation |
| | | | | Not in District or Landmark |
| | | | | ☐ Does Not Require Review☐ Requires Review |
| | | | | Divoquilos itemais |
| | | | MIT ISSUED | Action: |
| I hereby certify that I am the owner of records the size I have the appropriate make this applies | CENTRAL | PER | MITISOSMENTS | □Appoved |
| | CERTIFICATION | ad work is authorized by the over | REQUITE ner of record and that I have | been Approved with Conditions |
| I hereby certify that I am the owner of record authorized by the owner to make this appli | rd of the named property, or that the propos | to conform to all applicable laws | s of this jurisdiction. In add | tion, Denied |
| if a permit for work described in the applic | eation is issued. I certify that the code offici | ial's authorized representative sh | nall have the authority to ent | er all Date: |
| areas covered by such permit at any reason | nable hour to enforce the provisions of the | code(s) applicable to such perm | it | Date. |
| • • | | | | |
| | | September 25, 2000 | | |
| SIGNATURE OF APPLICANT | ADDRESS: | DATE: | PHONE: | |
| | | | | |
| | | | | COVED 1 |
| RESPONSIBLE PERSON IN CHARGE OF | F WORK, TITLE | | PHONE: | PERUTUS SUED NITH REQUIRE TIBLET |

| Applicant: Proprietors of Union Whan Date: 25 Sept. 24, |
|--|
| Address: 230 Commercial 57. C-B-L: \$31-L-135 |
| CHECK-LIST AGAINST ZONING ORDINANCE |
| Date - 27/SegT/2K, |
| Zone Location - WCZ |
| Interior or corner lot - |
| Proposed Use/Work-1,162 of. Add. TIDC , of per Zain Amenda |
| Servage Disposal - |
| Lot Street Frontage - |
| Front Yard - |
| Rear Yard - NO Setbacks Side Yard - |
| |
| Projections - Width of Lot - Height - Lot Area - NO Servine Wind of Lot - Projections - Fequived an WC Fequived an WC Fequived an WC Form pier line which is Not close to This Sites |
| Width of Lot- |
| Height- Lot Area- Unit Area- |
| Lot Area - Pol Cose |
| Lot Coverage Impervious Surface - \000 |
| Area per Family - |
| Off-street Parking - 0 See effer |
| Loading Bays - DANN - Road |
| Site Plan- Jes Condition Use Appears Shoreland Zonling/Stream Protection- Manted 9 1200 |
| Flood Plains - From Schnellend |
| panel 13 de of Flood planne C |

PLANNING BOARD

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

September 13, 2000

Proprietors of Union Wharf Charles Poole, Wharfinger 41A Union Wharf P.O. Box 7467 DTS Portland, ME 04112

re: 230 Commercial Street, Sapporo Restaurant-expansion.

Dear Mr. Poole:

On September 12, 2000 the Portland Planning Authority voted 5 to 0 (Krichels and Hagge absent) to approve the site plan application for an expansion of the Sapporo Restaurant facility at 230 Commercial Street.

The proposed site plan was found to be in conformance with the Conditional Use section of the Waterfront Central Zone and the Site Plan Ordinance of the Land Use Code and approval is subject to the following conditions:

1. That the applicant submit for planning staff review and approval a revised landscape plan showing a landscape buffer and/or fence feature which will define the exterior seating area and discourage parking in front of the addition.

The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board # 46-00, which is attached. Please note the following provisions and requirements for all site plan approvals:

- 1. A performance guarantee will be required for this project covering the costs of all site work and offsite improvements. Additionally, an inspection fee of 1.7% of the performance guarantee will be required.
- 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 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 (who is located at DeLuca Hoffman at 775-1121) must be notified five (5) working days prior to date required for final site inspection. <u>Please</u> 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. <u>Please</u> schedule any property closing with these requirements in mind.

If there are any questions regarding the Board's actions, please contact the planning staff.

Sincerely,

Jaimey Caron, Chair Portland Planning Board

enc.

cc:

Joseph E. Gray, Jr., Director of Planning and Urban Development

Alexander Jaegerman, Chief Planner

William B. Needelman, Planner

P. Samuel Hoffses, Building Inspector

✓ Marge Schmuckal, Zoning Administrator

Tony Lombardo, Public Works Project Engineer

Development Review Coordinator

William Bray, Director of Public Works

Nancy Knauber, Associate Engineer

Jeff Tarling, City Arborist

Penny Littell, Corporation Counsel

Lt. Gaylen McDougall, Fire Prevention

Inspection Department

Lee Urban, Director of Economic Development

Don Hall, Appraiser, Assessor's Office

Susan Doughty, Assessor's Office

Approval Letter File

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED Building or Use Permit Pre-Application

Attached Single Family Dwellings/Two-Family Dwelling

Multi-Family or Commercial Structures and Additions Thereto

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 eangements must be made before permits of any kind are accepted.

| 1) A Copy of Your Deed of Muchase and all Agreed and Market and Solution of Major site plan review will be required for the above proposed projects. The attacked PLOBE OV CAD Form hecklist outlines the minimum standards for a site plan. 4) Building Plans Unless exempted by State Law, construction documents must be designed by a registered design professional. 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 dampproofing 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 Certification creby 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 have been authorized by the owner of record and that have been authorized by the owner of record and that have been authorized by the owner of record and that have been authorized by the owner of record and that have been authorized by the owner of record and that have been authorized by the owner of record and that have been authorized by the owner of record and that have been authorized by the owner of record and that have been authorized by the owner of record and that have been authorized by the owner of record and that have been authorized by the owner of record and that have been authorized by the owner of record and that have been authorized by the owner of record and that have been authorized by the owner of record and that have been authorized by the owner of record and that have been authorized by the owner of record and that have been authorized by the owner of record and that have been authorized by the owner of record and that have been authorized by t | the City, phyment at | rangements mast be m | | oranji Amdare accept | | |
|--|---|---|--|---|--|---------------------|
| Tax Autonor's Chare, Block & Let Number Charle O. S. Block & Let Number Proposed Project Description (Please be as specific as penalth) Proposed Project Description (Please be as specific as penalth) Proposed Project Description (Please be as specific as penalth) From the O. S. G. A. C. S. S. A. O. M. C. S. S. C. A. C. Contractor's Name, Address & Telephone Separate permits are required for Internal & Exernal Pignoling. HYAC and Electrical insulation. All construction must be conducted in compliance with the 1996 May C.A. Building Code as amended by Section 6-Art III. All construction must be conducted in compliance with the 1996 May C.A. Building Code as amended by Section 6-Art III. All clearly Ventilization must comply with the 1996 National Section | Location/Addressof Construction (include Portion o | (Building): 230 | | | | me. |
| Contract of S Blocks Let 35 Contract of S Blocks Let 35 Contract Name (Kapplicable) Proposed Project Description (Please be as pecific aspeciable) Proposed Project Description (Please be aspecific aspecic | Tetal Square Feetage of Proposed Structure | <u> </u> | Square Footage of Let | 1.162589 NAL | rf. | |
| Contractor's Name, Address & Telephone Add Dumbing March & Telephone All Construction must be conducted in compliance with the 1996 for Add Building Code as amended by Section 6-Art III. All Electrical Installation must comply with the 1996 for Add and Section of Art III. All Copy of your Deed of Address in must be address in a must be colleged by Section 6-Art III. All Copy of your Deed of Address in must be address in a must be designed by a registered design professional. Complete set of construction drawings showing all of the following elements of construction: Cross Sections w/Framing destalls (including porches, decks w/ relines, and accessory structures) Cross Sections w/Framing destalls (including porches, decks w/ relines, and accessory structures) Cross Sections w/Framing destalls (including porches, decks w/ relines, and accessory structures) Cross Sections w/Framing destalls (including porc | Tax Assessor's Chan, Block & Let Number | Oine Pl | oprietors | OSUNION Tele | phones: | ; - |
| Proposed Project Description (Please be as pecific appendix) Proposed Project Description (Please be as pecific appendix) Proposed Project Description (Please be as pecific appendix) (S (STOY) 30 Comm ST. Which is existing. The addition (S (STOY) 30 Comm ST. Which is existing. The addition (S (STOY) 30 Comm ST. Which is existing. The addition (S (STOY) 30 Comm ST. Which is existing. The addition (S (STOY) 30 Comm ST. Which is existing. The addition (S (STOY) 30 Comm ST. Which is existing. The addition (S (STOY) 30 Comm ST. Which is existing. The addition. (S (STOY) 30 Comm ST. Which is existing. The addition. (S (STOY) 30 Comm ST. Which is existing. The addition. (All construction must be conducted in compliance with the 1996 file. (All plumbing must be conducted in compliance with the 1996 file. (All Electrical Installation must comply with the 1996 is a great and the state of Main Flumbing Code. (All Electrical Installation must comply with the 1996 is a great addition to go de as amended by Section 6-Art III. (All Electrical Installation must comply with the 1996 is a great addition of the 1993 BOCA Mechanical Code. (Ou must Include the following wile you application: (1) A Copy of Your Deed of Main as and the Agreement of 20 de as a minded by Section 6-Art III. (A) A Copy of Your Deed of Main as and the Agreement of 20 de as a minded by Section 6-Art III. (A) A Copy of Your Deed of Main as and the Agreement of 1993 BOCA Mechanical Code. (2) A Copy of Your Deed of Main as and the Agreement of 1993 BOCA Mechanical Code. (2) A Copy of Your Deed of Main as and the Agreement of 1993 BOCA Mechanical Code. (2) A Copy of Your Deed of Main as and the Agreement of 1993 BOCA Mechanical Code. (2) A Copy of Your Deed of Main as and the Agreement of 1993 BOCA Mechanical Code. (2) A Copy of Your Deed of Main as and the Agreement of 1993 BOCA Mechanical Code. (2) A Copy of Your Deed of Main as and the Agreement of 1993 BOCA Mechanical Code. (2) A Copy of Your Deed of Main as and the Agreement of | Chart 03/ Block / Lx: | 135 | | . 20 | 7-772-8/6 | 0 |
| Proposed Project Description (Please be as specified as peachlo) 1, 16 2 59 ft. advantion on the East 3 de Of 230 Comm 57 which is existing. The advition on the East 18 de Of 230 Comm 57 which is existing. The advition 100 is 570 ft. 230 ft. 57 is home of Samporo Rest. Content Use: Content Use: Proposed Use: Separate permits are required for laternal & Exernal Plymbing. HVAC and Electrical insulation. All plumbing must be conducted in compliance with the 1996 ft. CA. Building Code as armeded by Section 6-Art III. All construction must be conducted in compliance with the 1996 ft. CA. Building Code as armeded by Section 6-Art III. HVAC (Heating. Ventilitation and Air Conditioning) Installation must be sent to make the following with you application: 1) ACopy of Your Deed of the following with you supplication: 2) A Copy of Your Deed of the following the 1993 BOCA Mechanical Code. 2) A Copy of Your Deed of the following the 1993 BOCA Mechanical Code. 2) A Copy of Your Deed of the short and the supplication of the supplication of the short and the supplication of the supplication of the supplication of the supplication of the short and the supplication of the | | art Lesser Buyer's | Name (Il Applicable) | Ccc Of ₩ | | |
| Contractor's Name, Address & Telephone Contractor's Name, Address & Telephone The NTENCO. Bell St. Portland. Rec'd By Contractor's Name, Address & Telephone The NTENCO. Bell St. Portland. Rec'd By Contractor's Name, Address & Telephone The NTENCO. Bell St. Portland. Rec'd By Rec'd By Contractor's Name, Address & Telephone The NTENCO. Bell St. Portland. Rec'd By Rec'd By | WANTIAMA, MILLO | 241/2 | | | | |
| Contractor's Name, Address & Telephone Contractor's Name, Address & Telephone The NTEL Co. Bell St. Portland Rec'd By Contractor's Name, Address & Telephone The NTEL Co. Bell St. Portland Rec'd By Contractor's Name, Address & Telephone The NTEL Co. Bell St. Portland Rec'd By Contractor's Name, Address & Telephone All construction must be conducted in compliance with the 1995 factor. As Building Code as amended by Section 6-Art III. All plumbing must be conducted in compliance with the 1995 Name of Maine Plumbing Code. All Electrical Installation must comply with the 1996 Name of Maine Plumbing Code. All Electrical Installation must comply with the 1996 Name of Maine Plumbing Code. All Electrical Installation must comply with the 1996 Name of Maine Plumbing Code. All Electrical Installation must comply with the 1996 Name of Maine Code as amended by Section 6-Art III. HYAC (Heating, Ventillation and Air Conditioning) Installation from the Code as amended by Section 6-Art III. HYAC (Heating, Ventillation and Air Conditioning) Installation from the Installation of Plants of Maine Installation of M | Proposed Project Description: (Please be as specific a | spassible) 1, 162 | sq. ft. an | dition on | The East. | |
| Contractor's Name, Address & Telephone Current Use: Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation. All construction must be conducted in compliance with the 1996 of A. Building Code as amended by Section 6-Art III. All plumbing must be conducted in compliance with the 1996 of A. Building Code as amended by Section 6-Art III. HVAC (Heating, Ventililation and Air Conditioning) instal hope in use to the 1993 BOCA Mechanical Code. Our must include the following with you application: 1) A Copy of Your Deed of Maine Plumbing Plans of Available Authority Plans on 1993 BOCA Mechanical Code. 2) A Copy of Your Construction and Agreed of Articles and Agreed of Articles Agreed on 1993 BOCA Mechanical Code. 2) A Copy of Your Deed of Maine and Agreed of Articles and Agreed of Agreed of Articles and Agreed of Articles and Agreed of Agreed of Articles and Agreed of Articles and Agreed of Agree | side of 730 comm | n. St. which | 15 EXISTI | 19. THE | addition | |
| Contractor's Name, Address & Telephone Current Use: Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation. All construction must be conducted in compliance with the 1996 of A. Building Code as amended by Section 6-Art III. All plumbing must be conducted in compliance with the 1996 of A. Building Code as amended by Section 6-Art III. HVAC (Heating, Ventililation and Air Conditioning) instal hope in use to the 1993 BOCA Mechanical Code. Our must include the following with you application: 1) A Copy of Your Deed of Maine Plumbing Plans of Available Authority Plans on 1993 BOCA Mechanical Code. 2) A Copy of Your Construction and Agreed of Articles and Agreed of Articles Agreed on 1993 BOCA Mechanical Code. 2) A Copy of Your Deed of Maine and Agreed of Articles and Agreed of Agreed of Articles and Agreed of Articles and Agreed of Agreed of Articles and Agreed of Articles and Agreed of Agree | 13 15TONF 230C.9 | T. 15. 401 | ne of SA | Aporo Re | ·5T: | -d·) |
| Separate permits are required for Internal & Exernal Plumbing. HVAC and Electrical intelligion. All construction must be conducted in compliance with the 1996 of the C.A. Building Code as amended by Section 6-Art III. All Electrical Installation must comply with the 1996 National Exercises Code as a mended by Section 6-Art III. HVAC (Heating, Ventililation and Air Conditioning) installating must comply the 1993 BOCA Mechanical Code. Our must include the following with you application: 1) A Copy of Your Deed of Marking as another Agreement. 1) A Copy of Your Deed of Marking as another Agreement. 2) A Copy of your Construction contract in gllable. 2) A Copy of your Construction contract in gllable. 3) A Plot Plan's title Plan. 3) A Plot Plan's title Plan. 4) Building Plans. Unless exempted by State Law, construction documents must be designed by a registered design professional. 4) Building Plans. Unless exempted by State Law, construction documents must be designed by a registered design professional. Cross Sections w/Framing details (including porches, decks w/ vallings, and accessory structures) Floor Plans & Elevations Window and door schedules Foundation plans with required drainage and dampproofing Electrical and plumbing layout Mechanical drawings for any specialized equipment with a furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included. Certification Certification Certification Certification Certification Certification is used. I certify that by Octo Octobilits schodiced again lapplicable laws of this jurisdiction. In selfation, if a permit for weak described in this per to make this application as this the archarized special representative will have the authority to enter all areas covered by this permit is any reascable hourts over the provisions of the code spolicable to the series. 1) Date: 1) D | | | | | | (stup |
| All plumbing must be conducted in compliance with the 1996 to CA. Building Code as amended by Section 6-Art III. All plumbing must be conducted in compliance with the 1996 National Section 6-Art III. All Electrical Installation must comply with the 1998 National Code Code as amended by Section 6-Art III. HVA C(Heating, Ventilitation and Air Conditioning) installing must consider the 1993 BOCA Mechanical Code. You must include the following with you application: 1) A Copy of Your Deed of Maine and Air Conditioning installing must consider the 1993 BOCA Mechanical Code. 2) A Copy of Your Construction Contract, the Blable Submit Plans on 3) A Plot Plansite Plans 3) A Plot Plansite Plan 4) Building Plans Unless exempted by State Law, construction documents must be designed by a registered design professional. 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 dampproofing Electrical and plumbing layout Mechanical drawings for any specialized equipment with its furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included. Certification considering a 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 Certification Certification Date: Dat | Current Use: Restaurant | <u> </u> | Proposed Use: 5 | Ame. | · · | 91 |
| Foundation plans with required drainage and dampproofing 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 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 of record a | •All Plumbing must be •All Electrical Installation must co •HVAC(Heating, Ventililation and Ai ou must Include the following with you apply 1) ACC 2) A finor or Major site plan review will be requirecklist outlines the minimum standards for Unless exempted by State Law, co complete set of construction drawings show Cross Sections w/Framing details (Floor Plans & Elevations | e conducted in compliance may be with the 1996 Noir Conditioning) install phication: opy of Your Deed of Your Construction above proposed in the above proposed in the phication documents wing all of the following | ince with the state of a long Plans g Plans must be designed I elements of constructions | of Name Plumbing Coode as amended by Se with the 1993 BOCA green in | etion 6-Art III. Mechanical Code. Available IIL Plans Ov CADT Professional. On T | also on Forma |
| certification reby 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 of the owner of record and that I have been authorized by the owner of record and that I have been authorized by the owner of the owner of record and that I have been authorized by the owner of the owner of | Foundation plans with required drai | epsuical drawings for an | iy specialized equipr of work that may req | fan buch de furneces, c | imneys, gas . |). |
| Ignature of applicant: Date: 9/2/000. Building Permit Fee: \$30.00 for the 18t \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter. | ereby certify that I am the Owner of record of the name ner to make this application as his her authorized agent dication is issued. I certify that the Oode Official's autho | Certuic decoperty, or that the propose 1 agree to conform to all app orized regressive shall hay | ation ed work is authorized by t | e owner of record and that I b | ave been schoolsed by t for work described in this | S.e. |
| Building Permit Fee: \$30.00 for the 18t \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereater. Additional Site review and related fees are attached on a separate addendum 3.0 | ignature of applicant: | 1 Kyol | | 7/4/0 | ofter. | ١ |
| | Building Permit Fee: \$30.00 for Additional Site re | the 13t S1000.cost plu eview and related fees a | s \$6.00 per \$1,000.0 re attached on a sepa | 0 construction cost there rate addendum | 74 H | ĽΥ |

(ommercial St 22

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

| 19990156 | | |
|--------------|--|--|
| I. D. Number | | |

| | prietors of Union Wharf | | | | | 10/29/99 | |
|---|------------------------------------|----------------------|------------------------------|-----------------------|------------------------|--------------------------|---|
| Applicant | | | | | Application Date | | |
| 36 Union Wharf Box 7487, Portland, ME 04112 | | | | | Addition | | |
| | olicant's Mailing Address | | | 220 Comm | | Project Name/Description | |
| | rries Poole | | | ***** | nercial St, Portland M | latine 04101 | _ |
| | nsultant/Agent -8160 | 772-8471 | | 031-L-038 | Proposed Site | | |
| | olicant or Agent Daytime Tele | | | | Reference: Chart-Bloo | ck-l at | _ |
| | | | | _ | _ | | |
| | posed Development (check a | | | • | ☐ Change Of Use | | |
| | | Manufacturing | ☐ Warehouse/Distrib | ution D Parking | Lot Other | (specify) Comm. St. End | |
| | 2 sf | | 4+ | | | wc Z | |
| Pro | posed Building square Feet of | er#of Units | Acreage | e of Site | | Zoning | |
| Che | eck Review Required: | | • | | | | |
| X | Site Plan | ☐ Subdiv | vision | ☐ PAD R | eview | ☐ 14-403 Streets Review | |
| | (major/minor) | # of lo | ıts | | | | |
| П | Flood Hazard | ☐ Shorei | land | ☐ Historia | Preservation | DEP Local Certification | |
| _ | FIOOD MAZAIO | - Snore | ano | - HISTORIC | cereservation | DEP Local Certification | |
| | Zoning Conditional Use (ZBA/PB) | ☐ Zoning | y Variance | | | Other | |
| Fee | s Paid: Site Plan | \$400.00 Sub | odivision | Engineer R | Review | Date: 10/29/99 | |
| Ins | spections Approv | al Status: | | Reviewer | | | _ |
| | Approved | | oved w/Conditions ttached | | ☐ Denled | | |
| Α | pproval Date | Approv | al Expiration | Extens | ion to | Additional Sheets | |
| | Condition Compliance | | | | | Attached | |
| | | signature | | date | | | |
| Per | formance Guarantee | ☐ Requi | red* | □ Not Re | quired | | |
| * No | building permit may be issu | ed until a performan | ce guarantee has been | submitted as indicate | ted below | | |
| | Performance Guarantee Acc | epted | | | | | |
| | | | date | | amount | expiration date | |
| П | | | | | | | |
| س | Inspection Fee Paid | <u></u> | 4.4 | | ····· | <u></u> | |
| | | | date | | amount | | |
| | Building Permit Issued | | | | | | |
| | | | date | | | | |
| | Performance Guarantee Rec | luced | | | | | |
| | Tomorrization oddinance nee | | date | | emaining balance | signature | |
| _ | | | - | _ | • | 3 grature | |
| ш ` | Temporary Certificate of Occ | upancy | | Condition | ons (See Attached) | | |
| | | | date | | | | |
| | Final Inspection | | | | | | |
| | | | date | | signature | | |
| ŋ, | Certificate Of Occupancy | | | | | | |
| | | | date | | | | |
| | Performance Guarantee Rele | eased | | | | <u></u> | |
| _ | | | date | | signature | | |
| L | Defect Guarantee Submitted | - | | | | | |
| | | | submitted date | | amount | expiration date | |

Zoning Division Marge Schmuckal Zoning Administrator



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

CITY OF PORTLAND

TO:

Bill Needleman Planning Division

FROM:

Marge Schmidkal Zoping Administration

SUBJECT:

1162 sq.ft addition to existing restaurant at 230 Commercial Street - 031-L-038 - WCZ

DATE:

November 3, 1999

I am in receipt of the application for Sapporo's Restaurant addition at 230 Commercial Street. This building is located in the WCZ Zone. The existing structure is conforming as to use. However, no where in the permitted uses of section 14-314 does it allow for a newly constructed addition to have the use of restaurant. Section 14-314(5) only allows a restaurant use in a structure that existed as of January 4, 1993. This is a new addition and was not in existence as of January 4, 1993. It is my interpretation that this use is not allowable in this zone.

Please note that the applicant may exercise their right of appeal for a use variance if they wish. This is a very difficult appeal to be granted by the Zoning Board of Appeals because of the criteria placed upon the decision making process. The applicant would have a 30 day window of opportunity from the date of this memo in which to appeal. The paperwork explaining the Board of Appeals application process is available in our office in room 315. Nadine Williamson or myself can supply that paperwork at any time.

cc: Mark Adelson, Housing & Neighborhood Services
Alex Jaegerman, Chief Planner
Joe Gray, Jr., Dir. of Planning & Urban Dev.
George Campbell, City Councilor
Charlie Lane, Corporation Counsel
Mr. Charles A. Poole, Proprietors of Union Wharf, PO Box 7467, Portland, ME 04112
file

Site Review Pre-Application Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

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.

| Proprietors of Union Wharf | 10/25/99 | | | |
|--|---|--|--|--|
| Applicant 36 Union Wharf, PO Box 7467, Portland, ME 04112 | Application Date 230 COMM. ST. ADDITION | | | |
| Applicant's Mailing Address CHARLES A. POOLE, VICE PRES. & MANAGER | 230 COMMERCIAL ST., PORTLAND, MAINE 04101 | | | |
| _Consultant/Agent 772-8160 TEL, 772-8471 - FAX | Address Of Proposed Site | | | |
| Applicant/Agent Daytime telephone and FAX Proposed Development (Check all that apply)New Building XX Building Addition Manufacturing Warehouse/Distribution Other(Specify) | Assessor's Reference, Chart#, Block. Lot# 031-L-038 n Change of Use Residential Office Retail | | | |
| 1,162 sq. ft. 4+ ACRES** | * WCØ | | | |
| Proposed Building Square Footage and /or # of Units Acreage of Site | Zoning | | | |
| ** THE LAND THIS ADDITION WILL BE BUILT ON IS A F You must Include the following with you application: 1) A Copy of Your Deed or Purchase and Sale Agreement 2) 7 sets of Site Plan packages containing the information checklist. (Section 14-522 of the Zoning Ordinance outlines the pro- counter, photocopies are \$ 0.25 per page) | found in the attached sample plans and | | | |
| I hereby certify that I am the Owner of record of the named property, or that that I have been authorized by the owner to make this application as his/her this jurisdiction. In addition, if an approval for the proposed project or use Official's authorized representative shall have the authority to enter all areas the provisions of the codes applicable to this approval. Signature of applicant: | authorized agent. I agree to conform to all applicable laws of described in this application is issued, I certify that the Code | | | |

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

Site Review Fee: Major \$500.00 Minor 400.00

AutoCAD digital format Final plans depicting the as-built condition must be filed with this office prior to closure.

CITY OF PORTLAND, MAINE Department of Building Inspection



Certificate of Occupancy

LOCATION 230 Commercial Street CBL: 031-L-135

Issued to Properties of Union Wharf

Date of Issue February 12, 2001

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. 001154, 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

1162 sf addition

Commercial Food Service

Use Group: A3 Type: 5B Boca 1999

Limiting Conditions:

None

This certificate supersedes certificate issued

Inspector