

Form # P 04

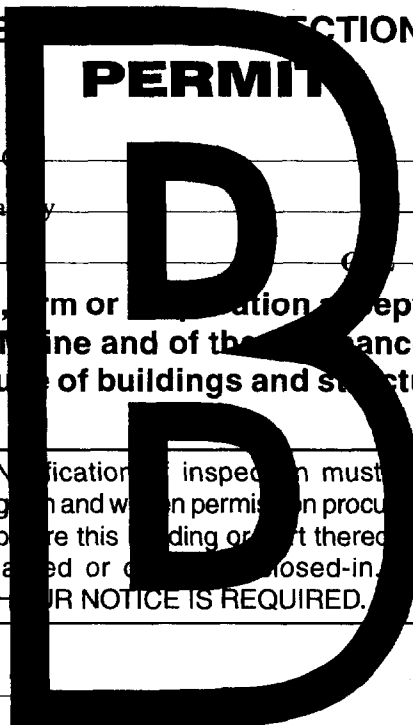
**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND**

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
APR 09 2004
Permit Number: 040313
CITY OF PORTLAND

This is to certify that Maineland Real Estate/Jerry
has permission to Change of Use to retail art gallery
AT 28 Exchange St 032-1011001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.



Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in. FOUR HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____

Department Name

[Signature] 04/09/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0313	Issue Date:	CBL: 032 I011001
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Location of Construction: 28 Exchange St	Owner Name: Mainland Real Estate	Owner Address: 30 Exchange St	Phone:
Business Name:	Contractor Name: Jerry Call	Contractor Address: 94 Mechanic St. Rockland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B3/mst

Past Use: Restaurant	Proposed Use: Art gallery/retail	Permit Fee: \$132.00	Cost of Work: \$4,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: 3B 04/09/04	

Proposed Project Description: Change of Use to retail art gallery	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) <i>yes</i>		
Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: <i>[Signature]</i>		Date: 3/31/04

Permit Taken By: kwd	Date Applied For: 03/29/2004	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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 <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"/> Date: <i>3/31/04</i>	Zoning Appeal <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: <i>3/31/04</i>	Historic Preservation <input 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: <i>Requires to</i>
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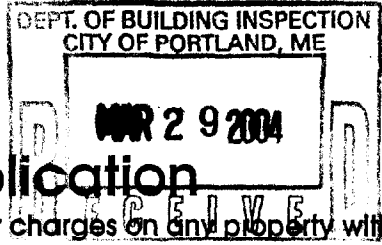
CERTIFICATION

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 _____

04-0313



All Purpose Building Permit Application

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: <u>28 EXCHANGE ST. PORT ME 04101</u>		
Total Square Footage of Proposed Structure <u>1,050</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>232</u> Block# <u>I</u> Lot# <u>11</u>	Owner: <u>MAINLAND REAL ESTATE LLC</u> <u>30 EXCHANGE ST</u> <u>PORTLAND ME, 04101</u>	Telephone: <u>774-6226</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>LYN SNOW</u> <u>148 WATERMANS BEACH RD,</u> <u>S. THOMASTON ME - 04858</u> <u>207-594-2054</u>	Cost Of Work: \$ <u>4,000</u> Fee: \$ <u>132.00</u>
Current use: <u>VACANT</u>		
If the location is currently vacant, what was prior use: <u>RESTAURANT</u>		
Approximately how long has it been vacant: <u>45 DAYS - 60 DAYS</u>		
Proposed use: <u>RETAIL - ART GALLERY</u>		
Project description: <u>CHANGE OF USE</u>		
Contractor's name, address & telephone: <u>JERRY CALL 94 MECHANIC ST.</u> <u>ROCKLAND ME. 04841</u>		
Who should we contact when the permit is ready: <u>ANDY SNOW /O LYN SNOW WATERMANS</u>		
Mailing address: <u>87 MARKET ST. PORTLAND ME, 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>773-5252</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: [Signature] Date: 3/29/04

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

**Lyn Snow Watercolors
87 Market St. Portland Maine
773-5252**

March 25, 2004

**Statement of intent to move to and change the use
of 28 Exchange St. from the previous restaurant
use to an Art Gallery retailing prints.**

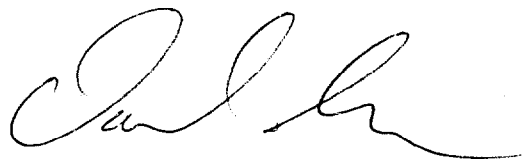
The space at 28 Exchange St. was previously 1 of 2 storefronts and was combined with 32 Exchange St. within the last 8 years to create one space for a restaurant named Perfetto's.

We are returning the space to its original retail use. The work is cosmetic in nature. The changes we are making to the current space involve removing shelves and restaurant fixtures, remodeling the southern half of the space for our gallery by adding sheetrock and paint, refinishing the floor, building a counter for the register, and restoring the sheetrock partitions that were there previously. We are not doing any work involving load-bearing walls. We are not doing any plumbing work and are only adding to the existing track lighting. The rest room is only for staff use.

Enclosed is a letter from the owner of the building approving the change of use and a before and after plan of the space that are virtually identical due to the lack of work being done.

Thank you,

David Snow Mgr. The Lyn Snow Gallery



MAR 29 2004

63 W 3

**M A I N E L A N D
REAL ESTATE CONSULTANTS, LLC**

30 Exchange Street
Portland, Maine 04101
(207) 774-6226 Fax (207) 774-2503

March 22, 2004

City of Portland
389 Congress Street
Portland, Maine 04101

To Whom It May Concern:

Please be advised that Mainland Real Estate Consultants, LLC has leased the retail space at 28 Exchange Street to The Lyn Snow Gallery and, therefore, gives permission for a change of use from restaurant space to an art gallery space.

If you need any further information, please feel free to contact our office.

Sincerely,



Frank R. Montello

MAR 29 2004



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

JA **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

NIA **Footing/Building Location Inspection:** Prior to pouring concrete

NIA **Re-Bar Schedule Inspection:** Prior to pouring concrete

NIA **Foundation Inspection:** Prior to placing ANY backfill

John **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

John **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

JS If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

JS **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]
Signature of Applicant/Designee

4/9/04
Date

[Signature]
Signature of Inspections Official

4/9/04
Date

CBL: 031-F 011

Building Permit #: 04-0313