



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that **ERIK URBANEK**

Located At **188 MIDDLE**

CBL: **032 1021001**

has permission to **Change the Use from a Night Club to Function/Events Center - 1<sup>st</sup> floor**

Permit #**2010-12-70**

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

*Sub for KG*

**Fire Prevention Officer**

*Jan Burke 2/7/11*

**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.

PENALTY FOR REMOVING THIS CARD.

# SCANNED

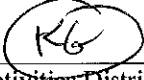
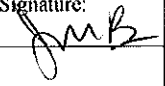
PERMIT ISSUED

FEB - 7 2011

City of Portland

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

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

Job No: 2010-12-70-CH OF USE	Date Applied: 12/15/2010	CBL: 032 - - 1 - 021 - 001 - - - - -	
Location of Construction: 188 MIDDLE (first floor)	Owner Name: LLC BUCKSTAR	Owner Address: 100 SILVER ST PORTLAND, ME - MAINE 04101	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: CHUSE-COMM - Change of Use Commercial	Zone: B-3
Past Use: Night Club	Proposed Use: Function/Event Center	Cost of Work: 105.000000	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/condition <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: A-2 Type: 3B
		Signature: 	Signature: 
Proposed Project Description: From nightclub to a Function / event center 1 <sup>st</sup> floor		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		<b>Zoning Approval</b>	

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building Permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance.</li> </ol> <p>False information may invalidate a building permit and stop all work.</p> <p style="text-align: center;"><b>PERMIT ISSUED</b></p> <p style="text-align: center;">FEB - 7 2011</p>	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: 12/15/10 Ok w/ conditions ABM	<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:	<input type="checkbox"/> Not in Dist 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: Any exterior work requires a separate review & approval thru historic preservation.

**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	PHON



# PORTLAND MAINE

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

Director of Planning and Urban Development

Penny St. Louis Littell

Job ID: 2010-12-70-CH OF USE

Located At: 188 MIDDLE

CBL032 - - I - 021 - 001 - - - - -

## Conditions of Approval:

### Zoning

1. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
2. The first floor of this property shall remain as a function/event center. Any change of use shall require a separate permit application for review and approval.
3. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
4. The kitchen is not open to the public. It is to be used by the caterers only.

### Fire

1. Must meet all of FF John Martell's conditions for assembly use and night club use.

### Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
3. New cafe, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes
4. Approval of City license is subject to health inspections per the Food Code.
5. All previous conditions of approval for work permits still apply.

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## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

### 1. Final/Certificate of Occupancy - Commercial

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

FEB - 7 2011

City of Portland



# General 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>188 MIDDLE STREET</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>0032      I021      001</u>	Applicant *must be owner, Lessee or Buyer* Name <u>ERIK URBANEK</u> Address <u>100 SILVER ST</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>207 774 1895</u> <u>831-4364 cell</u>
Lessee/DBA (If Applicable) <u>CASO BAY PLAZA</u>	Owner (if different from Applicant) Name <u>BUCKSTAR LLC</u> Address <u>100 SILVER ST</u> City, State & Zip <u>PORTLAND ME 04101</u>	Cost Of Work: \$ <u>0</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>MULTI TENANT RETAIL</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>NIGHT CLUB</u> Proposed Specific use: <u>FUNCTION / EVENT CENTER</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>LEASE SPACE IN ITS ENTIRETY ON A PER FUNCTION BASIS</u>		
Contractor's name: <u>N/A</u>		
Address: <u>N/A</u>		
City, State & Zip: <u>N/A</u>		Telephone: <u>N/A</u>
Who should we contact when the permit is ready: <u>ERIK URBANEK</u>		Telephone: _____
Mailing address: <u>100 SILVER ST PORTLAND 04101</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: [Signature] Date: 12/9/2010

This is not a permit; you may not commence ANY work until the permit is issued

**Ann Machado - RE: Casco Bay Plaza**

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**From:** "Erik Urbanek" <egurbanek@comprop-1.com>  
**To:** AMACHADO@portlandmaine.gov  
**Date:** 12/13/2010 11:55 AM  
**Subject:** RE: Casco Bay Plaza

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Ann,

Sorry, the kitchen will be optional for caterer use, but will not be open to function attendee's. Let me re-label the floor-plan to indicate it's the first floor, and get a check up to you this afternoon.

Thanks,

Erik Urbanek

Commercial Properties Inc.

100 Silver Street

Portland ME 04101

207-347-4459

207-774-8397 fax

207-831-4364 cell

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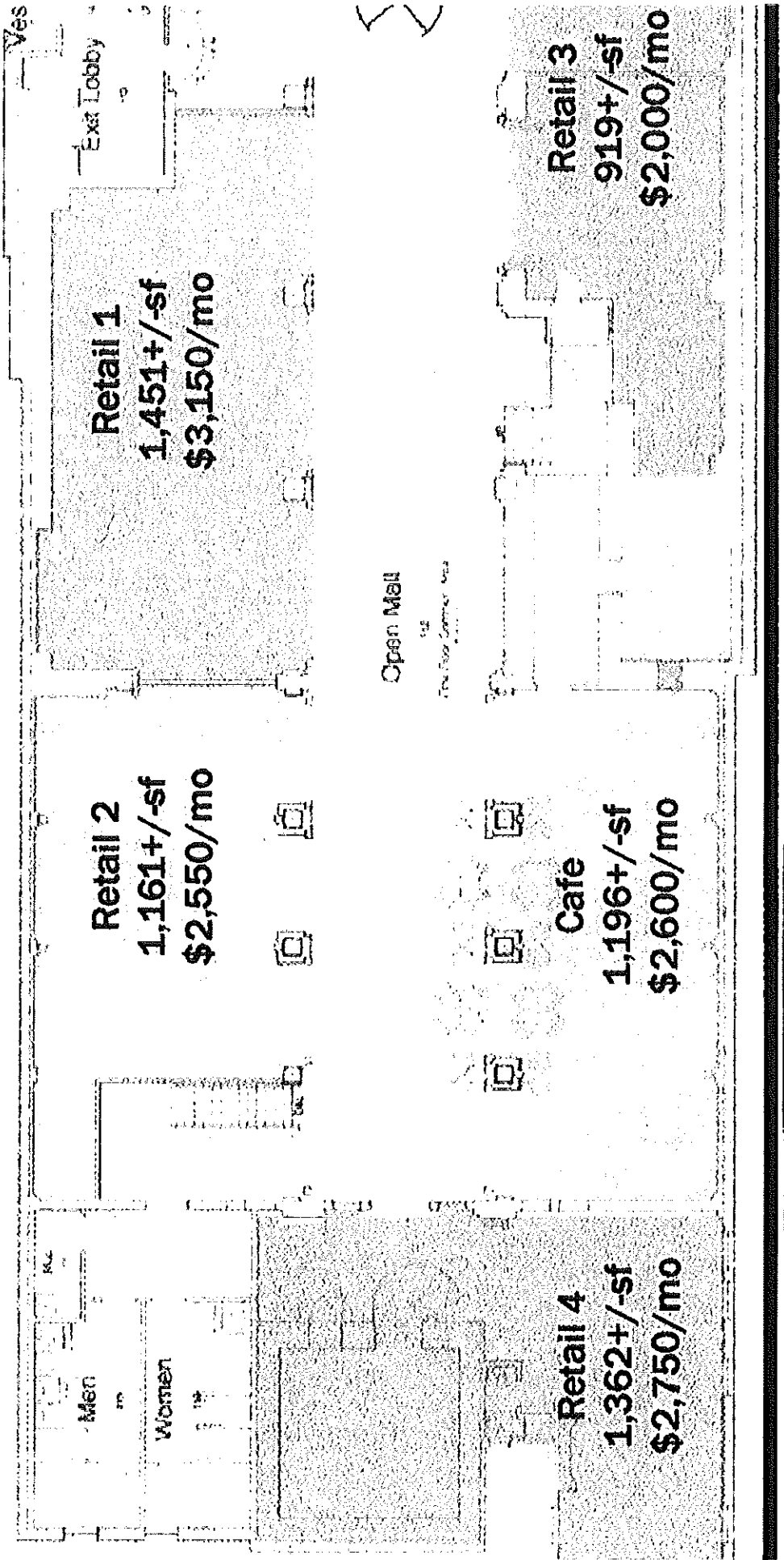
**From:** Ann Machado [mailto:AMACHADO@portlandmaine.gov]  
**Sent:** Monday, December 13, 2010 11:48 AM  
**To:** Erik Urbanek  
**Subject:** Re: Casco Bay Plaza

Erik -

This plan definitely works better although it should be indicated that this is the first floor.

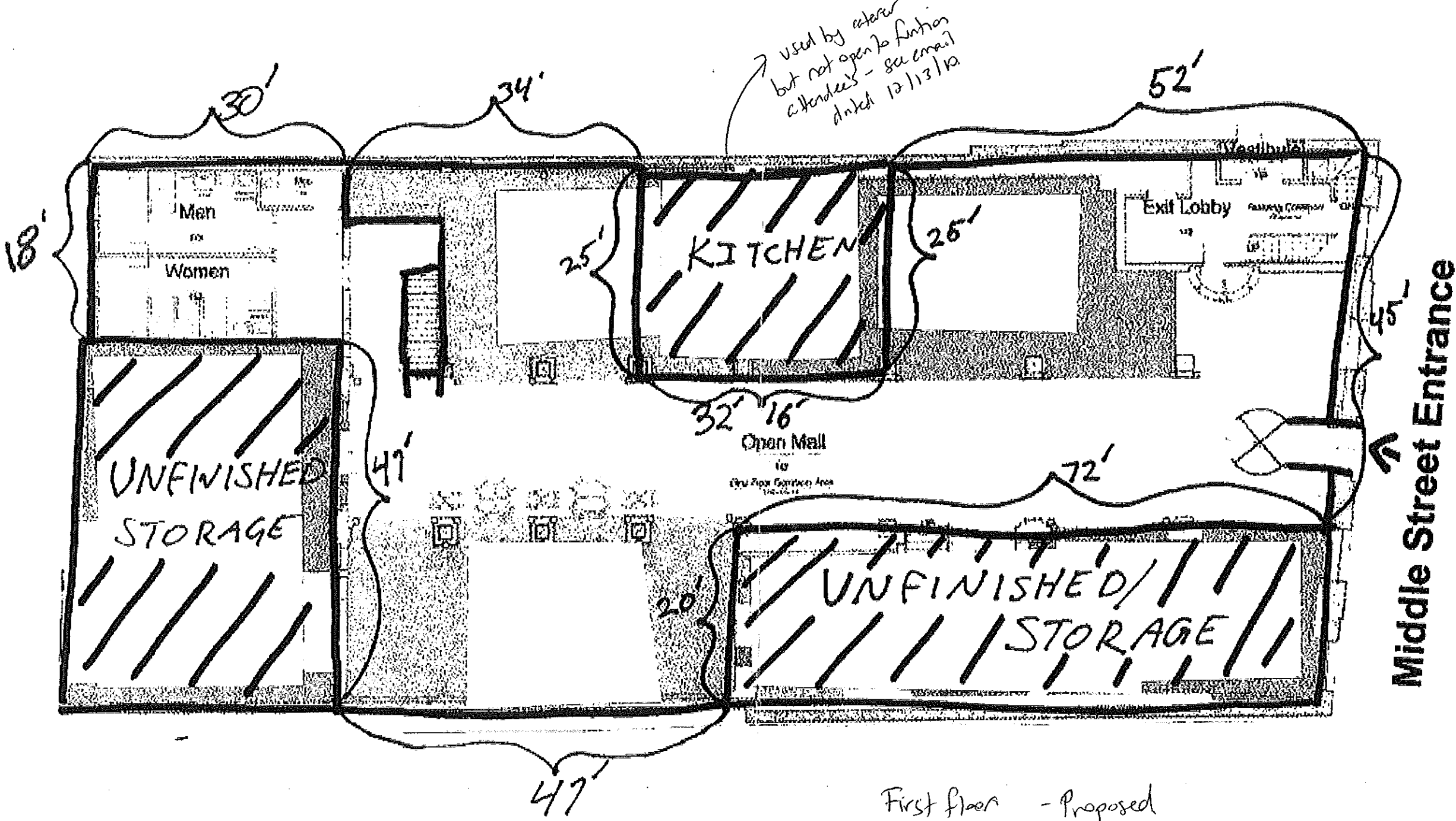
It appears that the kitchen is not part of the area for the function center. If the event is catered that means that they will not have a kitchen to use?.

You still need to pay \$105 (\$30 for the permit & 75 for the certificate of occupancy) before your permit



Existing space -

# Casco Bay Plaza Floorplan



First floor - Proposed