

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that LIMITED LIABILITY CO SOLETSKY

Located At 424 FORE

Job ID: 2011-06-1377-SIGN

CBL: 032 - - N - 012 - 001 - - - - -

has permission to Install 2 signs

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

\_\_\_\_\_  
**Fire Prevention Officer**

*[Signature]* 6/24/11  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

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

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

Job No: 2011-06-1377-SIGN	Date Applied: 6/10/2011	CBL: 032 - - N - 012 - 001 - - - - -
Location of Construction: 426 FORE ST	Owner Name: SOLETSKY LIMITED LIABILITY CO	Owner Address: 100 Commercial St., Portland, ME 04101, Phone: 207-775-2252
Business Name: East End Cupcake	Contractor Name:	Contractor Address: Phone:
Lessee/Buyer's Name: Alysia Zoidis	Phone: 917-558-4404	Permit Type: SIGN Zone: B-3
Past Use: Restaurant – café “East End Cupcakes” (change of use permit #2011-05-1051)	Proposed Use: Restaurant/Café – install two signs – one 3’ x 3’ hanging sign on Fore St & one 2’ x 2’ wall sign on Wharf St.	Cost of Work: Dept. of Building Inspections City of Portland Maine Fire Dept: Approved Denied N/A Signature: <i>[Signature]</i> Inspection: Use Group: Type: SIGN <i>IBC OS</i> Signature: <i>[Signature]</i>
Proposed Project Description: Install a 3' x 3' hanging sign (Fore St.) & 2' x 2' wall Sign (Wharf St.)	Pedestrian Activities District (P.A.D.)	
Permit Taken By:	Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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: <i>OK w/ conditions</i> <i>6/15/11 ASU</i>	<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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>6/20/11</i> <i>D. Andrew B</i>

**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

## 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.**

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.

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# 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

Job ID: 2011-06-1377-SIGN

Located At: 424 FORE

CBL: 032 - - N - 012 - 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.

### **Historic**

- Existing exposed conduit and spot lights, which were installed without historic preservation approval, must be removed in conjunction with the sign installation.
  
- If sign lighting is desired, spot lights must be incorporated into the sign bracket itself, an illustration of which was provided to the applicant.



# Signage/Awning 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>426 Fore St. Portland, ME</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>32</u> Block# <u>N</u> Lot# <u>12</u>	Owner: <u>Soletsky, LLC</u>	Telephone: <u>207-775-2252</u>
Lessee/Buyer's Name (If Applicable) <u>Alysia Zaidis (East End Cupcakes)</u>	Contractor name, address & telephone:	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 <u>145.00</u> For H.D. signage= Total Fee: \$ <u>65.00</u> Awning Fee= cost of work _____ Total Fee: \$ <u>65.00</u>

Who should we contact when the permit is ready: Alysia Zaidis phone: 917.558.4404

Tenant/allocated building space frontage (feet): Length: 12' Height \_\_\_\_\_  
Lot Frontage (feet) \_\_\_\_\_ Single Tenant or Multi Tenant Lot multi

Current Specific use: \_\_\_\_\_  
If vacant, what was prior use: Flachre - Garden Supply  
Proposed Use: Cupcake Cafe - received change of use.

Information on proposed sign(s):  
Freestanding (e.g., pole) sign? Yes \_\_\_ No X Dimensions proposed: 3' x 3' Height from grade: \_\_\_\_\_  
Bldg. wall sign? (attached to bldg) Yes X No \_\_\_ Dimensions proposed: 3' x 2'  
(Back) 4

Proposed awning? Yes \_\_\_ No X Is awning backlit? Yes \_\_\_ No \_\_\_  
Height of awning: \_\_\_\_\_ Length of awning: \_\_\_\_\_ Depth: \_\_\_\_\_  
Is there any communication, message, trademark or symbol on it? Yes \_\_\_ No \_\_\_  
If yes, total s.f. of panels w/communications, message, trademark or symbol: \_\_\_\_\_ s.f.

Information on existing and previously permitted sign(s):  
Freestanding (e.g., pole) sign? Yes \_\_\_ No \_\_\_ Dimensions: \_\_\_\_\_  
Bldg. wall sign? (attached to bldg) Yes X No \_\_\_ Dimensions: already been removed  
Awning? Yes \_\_\_ No \_\_\_ Sq. ft. area of awning w/communication: \_\_\_\_\_

A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.

Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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.

RECEIVED  
JUN 10 2011  
Dept. of Building Inspections  
City of Portland Maine

Signature of applicant: [Signature] Date: 6/7/11

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

individual ground floor front - 2 x 12 = 24 sq ft  
- second sign allowed - front on wharf st - 4 sq ft  
9' proposed on fore st  
02

(2)



Next door at Life Is Good (back of building sign) -



West St.  
Proposed sign for back of 426 Fore Street  
2' x 2' - Attached to ~~front~~ against wall

Front  
426 Fore Street  
Proposed Sign

3' x 3' height



HANGING SIGN SPECIFICATIONS

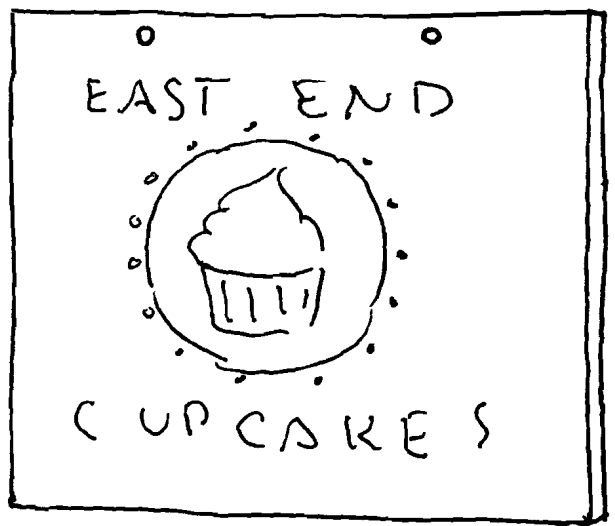
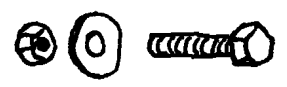
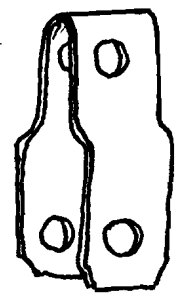
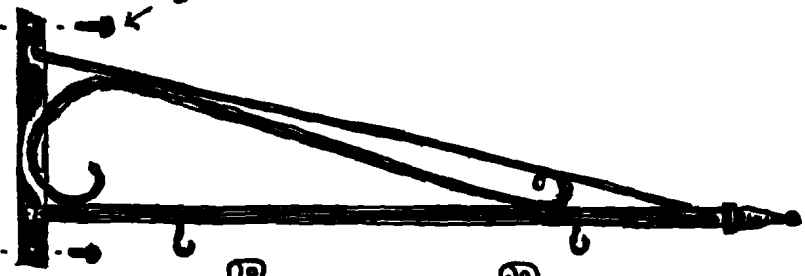
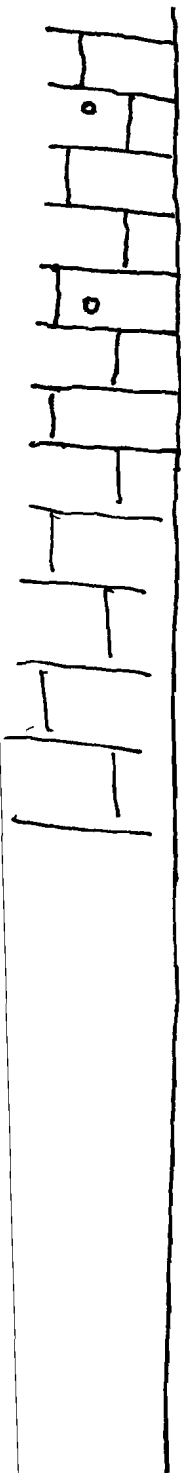
Iron 36" Premium Scroll Bracket

5/8" bolts

2  
STAINLESS STEEL  
HANGER BRACKETS

1/8" x 3" x 1"

1/2" bolt  
with  
washer  
+ nut



35" x 35" x 3/4"

BIRCH  
PLYWOOD

BOTTOM OF SIGN  
11"  
ABOVE SIDEWALK

RECEIVED

JUN 15 2011

Dept. of Building Inspections  
City of Portland Maine

917-558-4404

Alycia  
426 Fore St



Soletsky LLC  
100 Commercial Street  
Portland, ME 04101

June 6, 2011

City of Portland  
Portland, ME

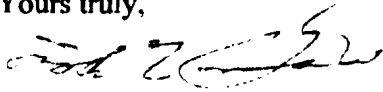
RE: BUTTERCUP CUPCAKE SHOP LLC dba EAST END CUPCAKES,  
424 Suite 1-B Fore St,  
Portland, ME 04101

To Whom It May Concern:

This letter shall serve as permission from Soletsky LLC (Landlord) to BUTTER CUP CUPCAKE SHOP LLC for exterior signage at 424 Fore St. Soletsky LLC approves one 3'X3' sign for the front of the building and one 2'x 2' sign for the rear of the building.

The two pages attached to this letter are the landlord approved signs and locations.

Yours truly,



Todd L. Dominski (Owners Authorized Representative)

**ACORD****CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

06/08/2011

PRODUCER 207.774.2617 FAX 207.774.2869  
 United Insurance  
 Haley Agency  
 21 1/2 Eastern Promenade  
 Portland, ME 04101

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

## INSURERS AFFORDING COVERAGE

NAIC #

INSURED BUTTERCUP CUPCAKE SHOP LLC  
 DBA: East End Cupcakes  
 EAST END CUPCAKES  
 74 MELBOURNE ST # 2  
 PORTLAND, ME 04101-2727

INSURER A: MNG Insurance Company

15997

INSURER B:

INSURER C:

INSURER D:

INSURER E:

## COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC	BP10983385	05/10/2011	05/10/2012	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 250,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COM/POP AGG \$ 4,000,000
<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
<b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
<b>EXCESS / UMBRELLA LIABILITY</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below				WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
OTHER				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

The CITY OF PORTLAND shall be named as an Additional Insured

## CERTIFICATE HOLDER

## CANCELLATION

City of Portland  
 389 Congress Street  
 Portland, ME 04101

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL \_\_\_\_\_ DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

ACORD 28 (2008/01)

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