Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 10/31/13

12752 Gould Restaurant
Additional Information to City of Portland: Notice of Violation dated 25 September 2013
Plan of Attack: 414 Fore Street

- Reapply for Building Permit with Change of Use for Third, Fourth and Fifth Floors from "Warehouse" to "Single Family Residential"
    - Establish Third Floor as a separate living unit.
    - Establish Fourth and Fifth Floors as a separate living unit
- Provide revised floor plans of Third, Fourth and Fifth Floors that define living, sleeping, bathrooms, kitchens, etc.
- Indicate clearly the removal of existing stairs communicating between Second and Third Floors and Third and Fourth Floors.

General Building Permit Application
Change of Use Application
Project Description

The six level building, built in 1824, occupies the corner of Fore Street and Dana Street in the Old Port section of Portland, Maine. It is a triple-wythe brick bearing wall building with heavy timber floor joists and thick wood plank floor sheathing. It has a steeply sloped gable roof which is shingled. The building is comprised of a basement and five additional floor levels above grade although the existing grade slopes significantly between the Fore Street elevation and the lower Wharf Street elevation. The building shares a wall on its western side with a neighboring building of similar profile. The building sits within the Old Port Historical District and is considered an historical building.

Present Zoning Uses
The existing building consists of six levels which are presently zoned for use as indicated below:

- Fifth Floor (Loft) Warehouse
- Fourth Floor Warehouse
- Third Floor Warehouse
- Second Floor (Fore Street) Mercantile
- First Floor (Wharf Street) Mercantile
- Basement Storage

Proposed Zoning Uses
Proposed Change of Use for all floor levels indicated is as shown below. The change is to Third and Fourth Floors to allow Single family Residential Use. The First and Second Floors shall be used for a restaurant on the Second Floor (Fore Street) and a bar on the First Floor (Wharf Street). The Basement and Fifth (Loft) Floors are to be used for Storage.

- Fifth Floor (Loft) Storage
- Fourth Floor Single Family Residential
- Third Floor Single Family Residential
- Second Floor (Fore Street) Mercantile
- First Floor (Wharf Street) Mercantile
- Basement Storage

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