

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-0949	Issue Date: 07-30	CBL: 032 V001001
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Location of Construction: 10 Dana St	Owner Name: Chase Leavitt & Company Inc	Owner Address: 10 Dana St	Phone: 207-450-7100
Business Name: Cinque Terre, Llc	Contractor Name: Moulton Enterprises Inc.	Contractor Address: One Portland Sq. Portland	Phone: 2074507100
Lessee/Buyer's Name: Cinque Terre, Llc	Phone: n/a	Permit Type: Sheds	Zone: B-3

Past Use: Commercial	Proposed Use: Same: Build 80 SqFt Shed to hold Recyclable Material	Permit Fee: \$30.00	Cost of Work: \$190.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>[Handwritten]</i> Type: <i>SB</i> <i>0004/00/1999</i>	

Proposed Project Description: Build 80 SqFt Shed to hold Recyclable Material	Signature: <i>[Handwritten]</i>	Signature: <i>[Handwritten]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: cjh	Date Applied For: 08/06/2001	Zoning Approval
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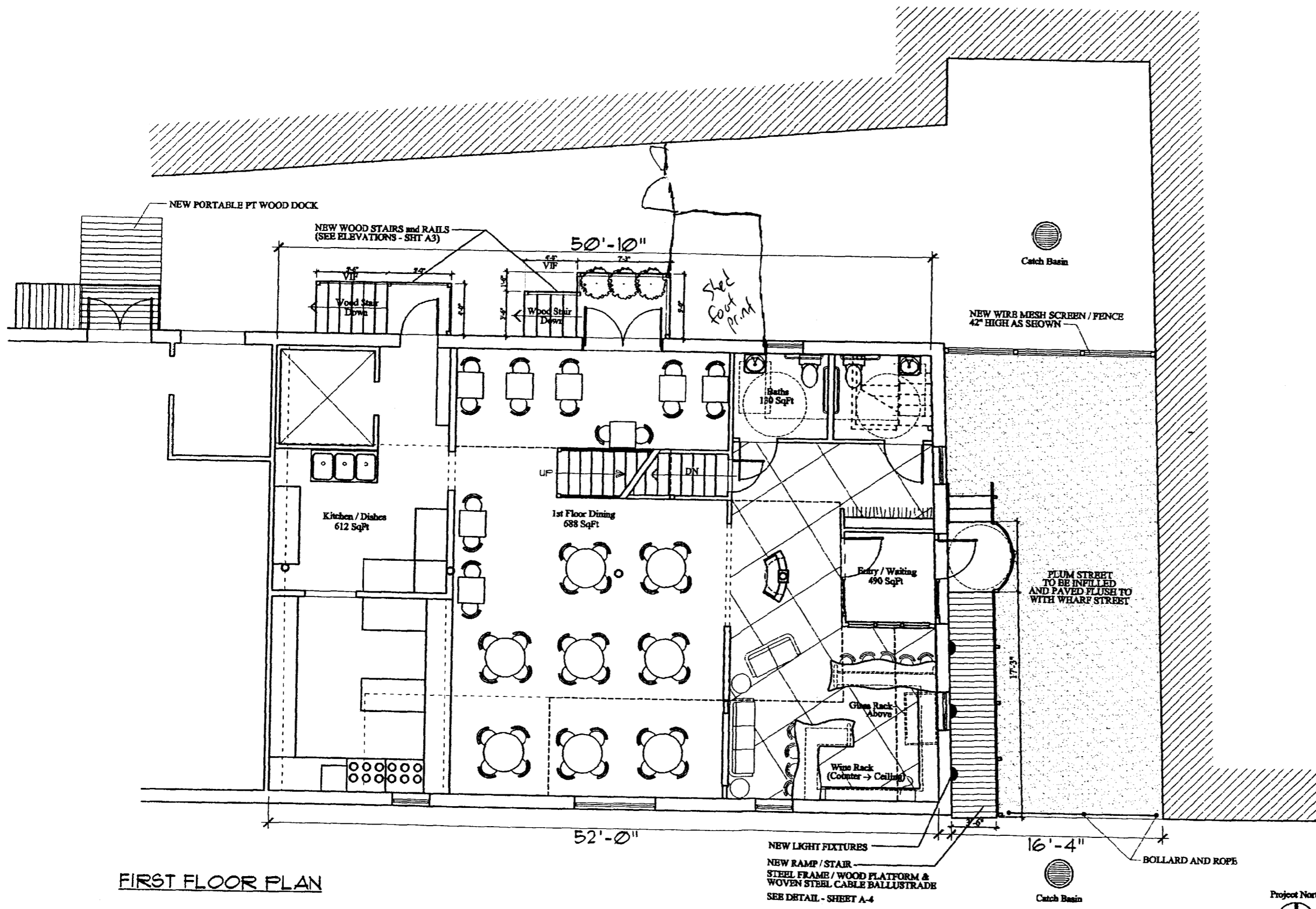
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>8/9/01</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input checked="" type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>Bill N. is reviewing WITH THE exception request + up in the name</i></p> <p><i>8/29/01 JAH</i></p>
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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 _____



FIRST FLOOR PLAN

Tinque Terre
 Wharf Street - Portland, Maine
FIRST FLOOR PLAN

ARCHETYPE, P.A.
ARCHITECTS
 48 Union Wharf Portland, Maine 04101
 (207) 772-6022 Fax (207) 772-4056

Scale: 1/8"=1'-0"
 November 13, 2000

A1

01-0944

waiting for exemption from planning

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: 10 Dana Street

Total Square Footage of Proposed Structure 80 +/- SF Square Footage of Lot 6074 SF (.14 Acres)

Tax Assessor's Chart, Block & Lot
Chart# 32 Block# V Lot# 1 Owner: Chase Leavitt & Company Telephone: (207) 450-7100

Lessee/Buyer's Name (If Applicable) Cinque Terre, LLC Applicant name, address & telephone: Thomas W. Moulton, owner Cinque Terre, 36 Wharf Street Cost Of Work: \$190.00 Fee: \$ 30.00

Current use: Vacant Alley way
If the location is currently vacant, what was prior use: Vacant alley between Chase Leavitt & the Port Bake house - see site plan
Approximately how long has it been vacant: 100 +/- years
Proposed use: A shed to store cardboard & bottles & create a private storage area out of public view.
Project description: a small shed and blockade fence to store cardboard & bottles from Cinque Terre & to clean up the alley & prevent homeless people from sleeping in Alley

Contractor's name, address & telephone: Moulton Enterprises Inc. One Portland Square Portland ME (207) 450-7100
Who should we contact when the permit is ready: C/O NAI The Dunham Group
Mailing address: Thomas W. Moulton C/O NAI The Dunham Group (207) 450-0101 One Portland Sq. Portland, ME 04101

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: Thomas W. Moulton Date: 1 August 01

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

8/2
CH.
Received

AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THE PERMIT. IF THE REQUIRED INFORMATION AS STATED ABOVE IS NOT SUBMITTED WITH THE APPLICATION, THE APPLICATION WILL BE AUTOMATICALLY DENIED

The cost of the permit is as follows:

- Basic permit fee: \$30.00
- The first \$1,000.00 worth of construction is covered in the \$30.00 base fee
- Every additional \$1,000.00 of construction will cost \$6.00

Submissions for commercial work over \$50,000.00 must be done by a Design Professional

materials :

plywood

wood planks

2x4 studs for framing

2x6 studs for framing

Asphalt Shingles for roofing

regular nails



Industrial/Commercial Real Estate



New America International

August 2, 2001

One Portland Square

Portland, ME 04101

207/773-7100

FAX 207/773-5480

EMAIL dunham@dunham-group.com

URL <http://www.dunham-group.com>

City of Portland
Building Inspector
389 Congress Street
Portland, Maine 04101

Dear Sir or Madam:

Please find enclosed a complete application for the construction of a recycling/utility shed located behind 10 Dana Street/36 Wharf Street, Portland, Maine. The purpose of this project is three fold: (i) to create a storage area where we can separate recycling materials from Cinque Terre, LLC. (materials generated from the operation of the restaurant.) and (ii) to clean up the visual aesthetics of the alleyway as, patrons of Portland walking down Dana Street can see into the alley, and (iii) to prevent random people from walking deep into the alleyway and performing mischievous acts, public urination, etc.

The construction will be wood framed with a vertical planking exterior. It will have a pitched roof, pitching in towards the building. It will be a free-standing structure and painted slate gray. There will be a stockade fence from its border separating the inner most portion of the alleyway from Dana Street. This area will be used for restaurant staging, which will include the storing of outside tables, trash dumpsters and other unsightly articles. The construction will be done by qualified professionals and will be done in a timely fashion.

I much hope that this project is approved. Thank you for your consideration.

Sincerely,

Thomas W. Moulton, CCIM, SIOR
Partner

TWM/emr

Enclosure

In over 200 cities across:

The United States

Mexico

Canada

South America

Europe

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE.

INDIVIDUAL MEMBERS





Industrial/Commercial Real Estate



New America International

August 2, 2001

One Portland Square

Portland, ME 04101

207/773-7100

FAX 207/773-5480

EMAIL dunham@dunham-group.com

URL <http://www.dunham-group.com>

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In over 200 cities across:

The United States

Mexico

Canada

South America

Europe

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE.

INDIVIDUAL MEMBERS



CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

August 24, 2001

Tom Moulton
20 West Street, #5
Portland, ME 04102

Edward Hobler, Chair
Rick Romano, Vice Chair
Susan Wroth
Camillo Breggia
Robert Parker
Steve Sewall
Cordelia Pitman

Re: New Shed and Gate – 36 Wharf Street

Dear Mr. Moulton:

On August 24, 2001, this office reviewed and approved your request for a Certificate of Appropriateness for the construction of a shed and gate on the south side of 36 Wharf Street. Approval is subject to the following conditions:

- The shed and gate are to feature the same construction material and trim design, including vertical boards for the exterior sheathing and ¾" trim board;
- The top of the gate is to feature a cap above the trim board;
- The ground clearance of the gate is to be the same as the elevation of the shed above grade;
- The gate's height is not to exceed the height of the shed;
- The gate is to be located flush with the shed's eastern wall, such that the shed will be minimally visible when viewed from Dana Street with the gate closed.

Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Jeffrey Harris
Preservation Compliance Coordinator

cc: Approval File

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Moulton Enterprises, Inc.

August 2, 2001

Applicant

NAI The Dunham Group / one Portland Sq.
Portland, ME 04101

Application Date 36 Wharf St
Storage Shed 10 Dea St

Applicant's Mailing Address

Thomas W. Moulton 450-7100

Project Name/Description

Cinque Terre Restaurant

Consultant/Agent/Phone Number

Address of Proposed Site

CBL: 32-V-001

Description of Proposed Development:

build a small storage shed to recyle cardboard &
bottles for the Italian Rest. on 36 Wharf St (Cinque Terre).
wood framed shed

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/ Comply with ADA
- e) No Additional Parking / No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment
(Yes, No, N/A)

Planning Office
Use Only

no

yes

no

yes

no

no

yes

yes

Planning Office Use Only:

Exemption Granted

Partial Exemption

August 2, 2001

City of Portland
Building Inspections Dept.
389 Congress Street
Portland, Maine 04101

Dear Sir or Madam:

Cinque Terre, LLC has my permission to construct a small storage shed and stockade fence on the back side of 10 Dana Street/36 Wharf Street between the window in the men's room of Cinque Terre Restaurant to the edge of the deck exiting Cinque Terre and extending outward towards Commercial Street.

Sincerely,

CHASE LEAVITT & COMPANY

A handwritten signature in black ink, appearing to read "Alison Leavitt", with a long, sweeping flourish extending to the right.

Alison Leavitt, Owner

August 2, 2001

City of Portland
Building Inspections Dept.
389 Congress Street
Portland, Maine 04101

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CHASE LEAVITT & COMPANY

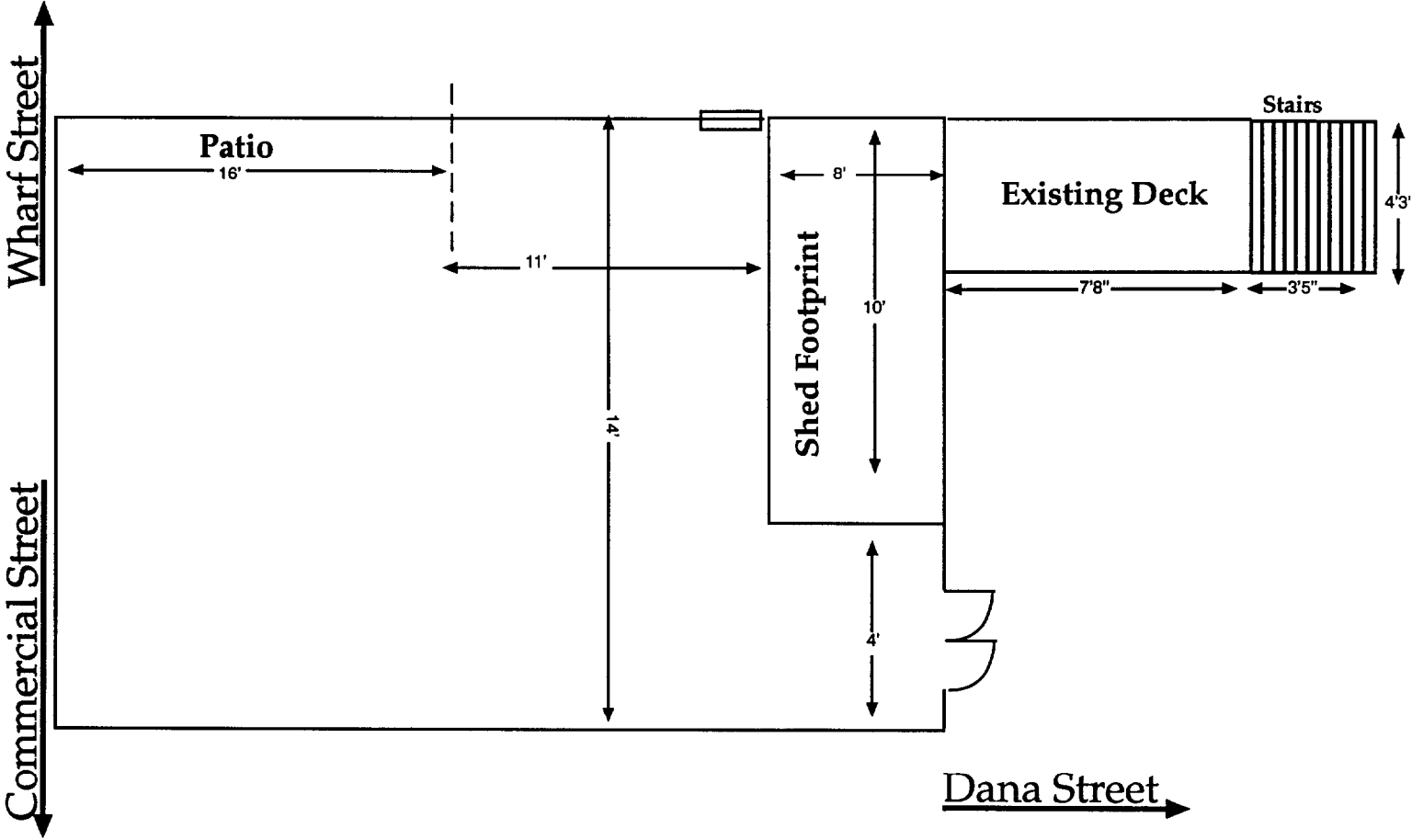
A handwritten signature in black ink, appearing to read "Alison Leavitt", written in a cursive style.

Alison Leavitt, Owner

Cinque Terre

36 Wharf Street/10 Dana Street, Portland

Site plan for Rear Alley

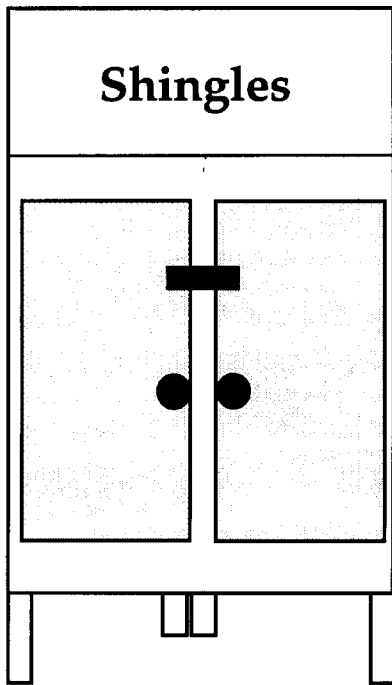


Not drawn to scale

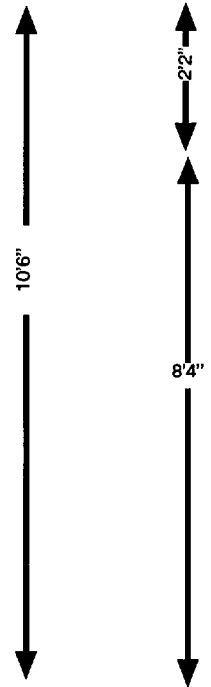
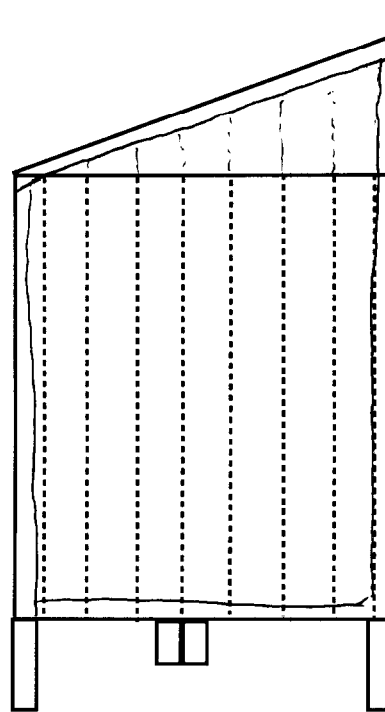
Cinque Terre

36 Wharf Street/10 Dana Street, Portland

Front View



Side View from Dana Street



Color: Slate Grey
Siding: Vertical Wood Planks

Not drawn to scale

Roof can hold at least 42 LBS per square foot

Deed

Know All Men by these Presents,

That We, Paul L. Stultz and Philip E. Stultz, both of Westbrook in the County of Cumberland and State of Maine

in consideration of one dollar and other valuable considerations

paid by Chase, Leavitt & Co INCa corporation organized and existing under the laws of the State of Maine and having its principal place of business in Portland in said County and State

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said

Chase, Leavitt & Co INC its successors ~~Heirs~~ and Assigns forever,

the following described property: A certain lot or parcel of land, with the buildings thereon in Portland, Maine situated on the westerly side of Dana Street, and bounded and described as follows:

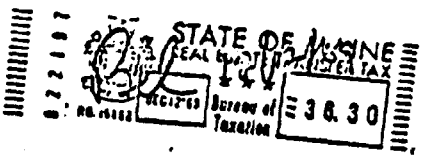
Beginning at a point on the westerly side of Dana Street, said point being distant eighty-three (83) feet more or less southerly from the southerly face of the brick stores situated on the southerly side of Fore Street; thence northwesterly by said westerly side of Dana Street fifty-eight (58) feet more or less to the southerly side of a twenty-five (25) foot passageway leading from Dana Street to the passageway leading from Fore Street to Widgery's Wharf; thence westerly by the southerly side of said passageway being twenty-five (25) feet more or less from and parallel to the southerly side of said brick stores fronting on said Fore Street one hundred twelve and fifteen hundredths (112.15) feet more or less to the easterly side of said passageway leading from Fore Street to Widgery's Wharf; thence southerly by the easterly side of said passageway fifty-four (54) feet more or less to the northerly sideline of premises now or formerly of Edward J. Carr and Thomas E. Carr; thence easterly by said premises now or formerly of Edward J. Carr and Thomas E. Carr fifty-six and seventy-five hundredths (56.75) feet more or less to the northeasterly corner of said premises now or formerly of Edward J. Carr and Thomas E. Carr; thence southerly ten (10) feet more or less to a point distant eighty-three (83) feet more or less southerly from said southerly face of said brick stores situated on the southerly side of Fore Street; thence easterly by land now or formerly of Harris Realty Company and keeping a distance of eighty-three (83) feet from and parallel to the southerly brick line of said stores fronting on said Fore Street a distance of fifty-five (55) feet more or less to the westerly side of Dana Street and the point of beginning.

Together with such privileges as the Grantors may have of using in common with others, (a) the first mentioned passageway and (b) that portion of the second mentioned passageway that adjoins with the westerly bound of the premises herein conveyed.

Being the same premises conveyed to Grantors herein by deed of Harbor Realty Company dated May 22, 1968 and recorded in Cumberland County Registry of Deeds, Book 3041, Page 226.

This conveyance is made subject to and with the benefit of the

rights set forth in a deed from Harbor Realty Company to Edward J. Carr and Thomas E. Carr dated January 31, 1961 and recorded in Cumberland County Registry of Deeds, Book 2588, Page 182



To have and to hold the aforesaid and bargained premises, with all privileges and appurtenances thereof to the said

Chase, Leavitt & Company successors

~~Chase, Leavitt & Company~~ and Assigns, to it and their use and behoof forever.

And we do covenant with the said Grantee, its successors and Assigns, that we are lawfully seized in fee of the premises; that they are free of all incumbrances;

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our Heirs, shall and will Warrant and Bind the same to the said Grantee, its

Successors ~~Chase, Leavitt & Company~~ and Assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We the said Paul L. Stultz and Bertha D. Stultz, wife of said Paul L. Stultz, and Philip E. Stultz

and Orra E. Stultz wife of the said Philip E. Stultz

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 12TH day of DECEMBER in the year of our Lord one thousand nine hundred and sixty-nine

Signed, Sealed and Delivered in presence of

Richard L. Webster
Robert E. Jewell
David P. Huntington
Robert L. Wilbur

Paul L. Stultz
Bertha D. Stultz
Philip E. Stultz
Orra E. Stultz

State of Maine,
Cumberland

} ss.

DECEMBER 12, 1969

Personally appeared the above named Philip E. Stultz

and acknowledged the above instrument to be his free act and deed.

Before me,

David P. Huntington

DEC 12 1969

Justice of the Peace

RECORDS OF DEEDS, CUMBERLAND COUNTY, MAINE

JUSTICE OF THE PEACE

Received at 3 H 24 PM, and recorded in

Register

BOOK 3112 PAGE 320

David P. Huntington