

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

DEMOLITION PERMIT

Permit Number: 090075

Please Read Application And Notes. If Any, Attached

This is to certify that OLD PORT RETAIL HOLDING LLC/A LLC / Fred B. [unclear]
has permission to Demolishing outside bar behind the building at 42 Wharf St.
AT 42 WHARF ST CE 032 V01500

RECEIVED
FEB 9 2009
CITY OF PORTLAND

provided that the person or persons, firm or corporation accounting 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 written permission procured before this building or part thereof is lathed or otherwise worked-in. 24 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. CAPT R. [unclear]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Christy L. [unclear] 2/9/09
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

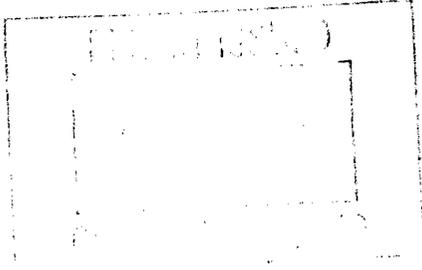
Permit No: 09-0075	Issue Date: 2/9/09	CBL: 032 V015001
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Location of Construction: 42 WHARF ST	Owner Name: OLD PORT RETAIL HOLDINGS	Owner Address: 101 RICHARDSON ST	Phone:
Business Name:	Contractor Name: Wild Cat LLC / Fred Dambrie	Contractor Address: P O Box 328 Jackson	Phone 6033565019
Lessee/Buyer's Name	Phone:	Permit Type: Demolition - Building/Rebuild	Zone: B-3

Past Use: Commercial	Proposed Use: Commercial - Demolishing (replacement permit will be separate) outside bar behind the building at 42 Wharf St.	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A-2 Type: SB IBC-2003	

Proposed Project Description: Demolishing (replacement permit will be separate) outside bar behind the building at 42 Wharf St.	Signature: <i>(KB)</i>	Signature: 2/9/09 <i>d</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: jrioux	Date Applied For: 01/30/2009	Zoning Approval
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<ol style="list-style-type: none"> 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>2/2/09</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: _____	Historic Preservation <i>within</i> <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>future review required for rebuild</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	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0075	Date Applied For: 01/30/2009	CBL: 032 V015001
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Location of Construction: 42 WHARF ST	Owner Name: OLD PORT RETAIL HOLDINGS	Owner Address: 101 RICHARDSON ST	Phone:
Business Name:	Contractor Name: Wild Cat LLC / Fred Dambrie	Contractor Address: P O Box 328 Jackson	Phone (603) 356-5019
Lessee/Buyer's Name	Phone:	Permit Type: Demolition - Building/Rebuild	

Proposed Use: Commercial - Demolishing (replacement permit will be separate) outside bar behind the building at 42 Wharf St.	Proposed Project Description: Demolishing (replacement permit will be separate) outside bar behind the building at 42 Wharf St.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/02/2009

Note: **Ok to Issue:**

- 1) Your present structure may be legally nonconforming as to zoning requirements. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) Separate permits shall be required for rebuilding any structure. More specific site plans and construction plans shall be required at that time.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 02/09/2009

Note: **Ok to Issue:**

- 1) Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period.
- 2) Demo permit only! Construction requires separate permits.
- 3) Demolition permit only. No other construction activities allowed.

Dept: Fire **Status:** Approved **Reviewer:** Capt Keith Gautreau **Approval Date:** 02/06/2009

Note: **Ok to Issue:**

Comments:
1/30/2009-jrioux: Spoke with Fred he will be bringing by a note from Owner for Demolition . Josh Dolgin Owner - also he will not be submitting the rebuild at this time.

42 Wharf

FEB - 8 2009

One Canal Plaza
Portland, ME 04101

207.871.1290 Tel
207.772.2647 Fax

www.boulos.com

February 5, 2009

City of Portland
Inspections Division
389 Congress Street
Portland ME 04101

RE: 42 Wharf St #09-0075 - #032-V-015

To Whom It May Concern:

As the representative of Old Port Retail Holdings, LLC, the owner of the building containing the Oasis Bar, I hereby give permission to the tenant to remove the existing bar, which is attached to the rear of the building. This permission is contingent on the City's issuance of the demolition permit.

Please feel free to contact me if you have any questions or concerns. dgoddard@boulos.com or (207) 553-1774.

Sincerely,



Dawn Goddard
Property Manager
Old Port Retail Holdings, LLC

Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# 32 0 15			Owner: Old Port Retail Holdings 101 Richardson St. Brook Lynn, N.E. 11211	Telephone:
Lessee/Buyer's Name (If Applicable) I Island Construction LLC		Applicant name, address & telephone: I Island Construction LLC 145 Anderson Street Portland, Me 04103		Cost Of Work: \$ 1000. - Fee: \$ _____
Current legal use: (i.e. garage, warehouse) <u>Bar</u>				
If vacant, what was the previous use? <u>NA</u>				
How long has it been vacant? <u>NA</u>				
Project description: Demolishing and rebuild an outside bar behind the building at 42 Wharf Street.				
Contractor's name, address & telephone: <u>Wildcat LLC</u>				
Who should we contact when the permit is ready: <u>Fred Danbore</u>				
Mailing address: <u>P.O. Box 328 Jackson, N.H. 03846</u> Telephone: <u>207-632-4128</u>				

Please submit all of the information outlined in the Demolition call list. 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, 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 of applicant: <u>Nick Demore</u>	Date: <u>27 Jan 09</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

22 Jan. 2009

Dear Neighbor,

This brief note is to inform you that we are demolishing the old outside bar in back of the Oasis. We will be replacing the bar with an attractive outdoor bar. If you have any questions please feel free to call me at 207 632 4128 or 207 318 5451.

Best Regards

Fred Dambrie

Distributed to:

Josh Dolgin (owner)

The Bar Chocolate



Demolition Call List & Requirements

Site Address: 42 Wharf Street

Owner: Josh Dolgin

Structure Type: outside bar

Contractor: Wildcat LLC

Utility Approvals

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Sheila B. / 22 Jan 09</u>
Northern Utilities	797-8002 ext 6241	<u>MARK Allen / 22 Jan 09</u>
Portland Water District	761-8310	<u>GORDAN S. / 22 Jan 09</u>
Dig Safe <u>200910402613 G.H.</u>	1-888-344-7233	<u>KATHY S. / 22 Jan 09</u>

After calling Dig Safe, you must wait 72 business hours before digging can begin. 55th Avenue

DPW/ Traffic Division (L. Cote)	874-8891	<u>MARK Spiller 27 Jan 09</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>C. Merritt 22 Jan 09</u>
Historic Preservation	874-8726	<u>Deb Andrews 22 Jan 09</u>
Fire Dispatcher	874-8576	<u>KWRY E 23 Jan 09</u>
DEP - Environmental (Augusta)	287-2651 <u>822-6343</u>	<u>Randy McMullen 22 Jan 09</u>

Additional Requirements

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- 4) Certification from an asbestos abatement company

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.

U.S. EPA Region 1 - No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

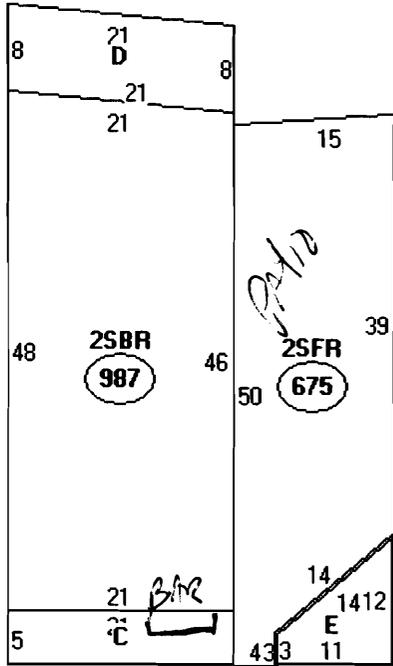
I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: [Signature]

Date: 22 Jan 09

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov





Descriptor/Area

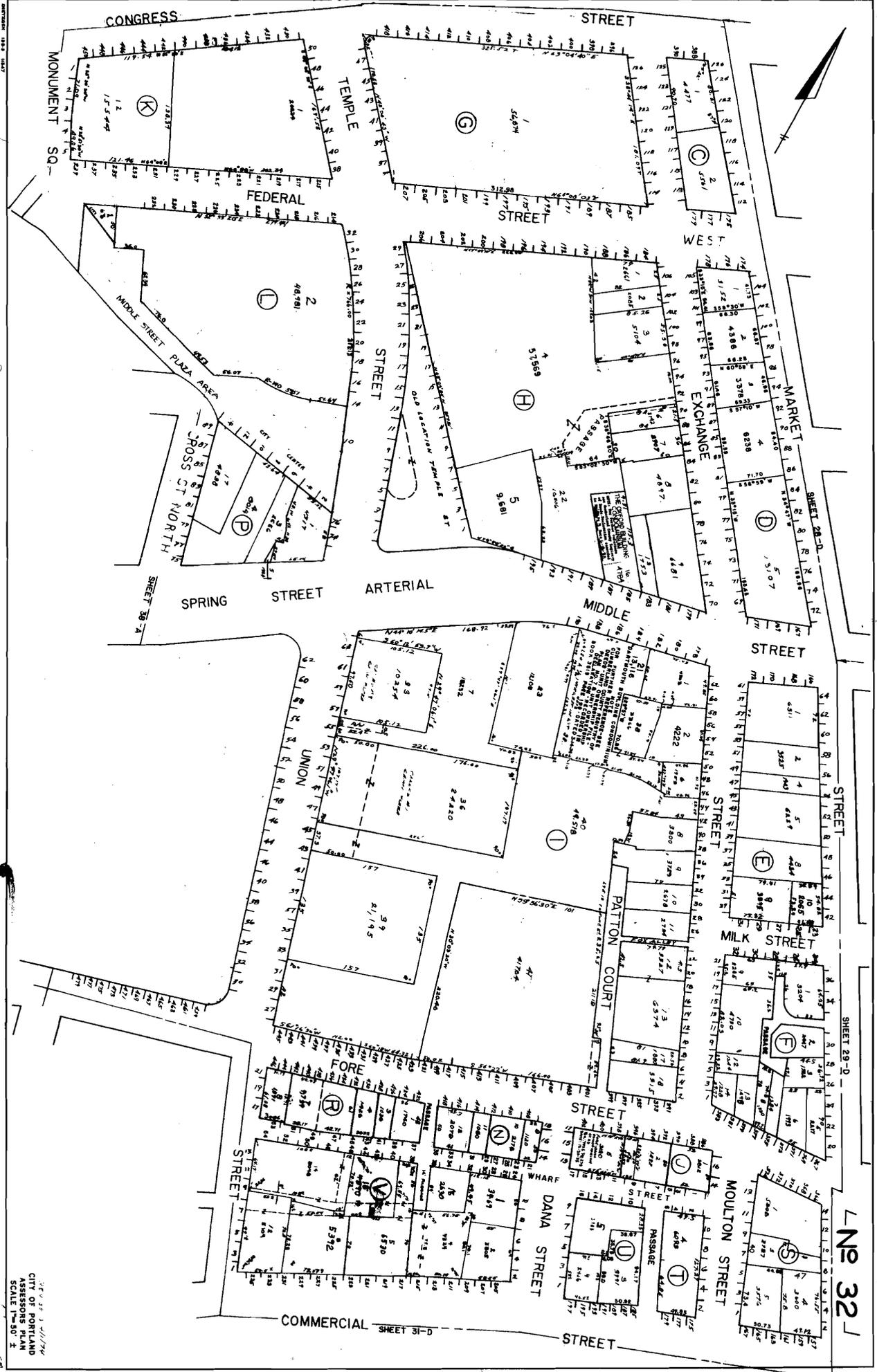
A: 2SBR
987 sqft

B: 2SFR
675 sqft

C: 1SBR/OA
105 sqft

D: CNPY
168 sqft

E: 1SFR/OA
82 sqft



CITY OF PORTLAND
 ASSESSORS PLAN
 SCALE 1" = 50'

L 32



