

PORTLAND
**BUILDING
PERMIT**

This is to certify that ROBERT LARKIN

Located At 92 PORTLAND

Job ID: 2010-12-94-ALTCOMM

CBL: 036 - - I - 001 - 001 - - - -

has permission to Build 30' x 10' Addition for Storage of Liquor & Coats

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 BW

Fire Prevention Officer

Deanne Burke 1/21/11

Code Enforcement Officer / Plan Reviewer

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

PERMIT ISSUED

JAN 21 2011

Location of Construction: 92 PORTLAND	Owner Name: ROBERT LARKIN	Owner Address: 2 COTTAGE RD SOUTH PORTLAND, ME - MAINE 04106	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-2b
Past Use: Bubba's Bar/Lounge	Proposed Use: Bubba's Bar/Lounge	Cost of Work: 8000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: BW	Inspection: Use Group: A-2 Type: 5B Signature: JMB
Proposed Project Description: Construct 30'x10' addition for Storage of liquor & Coats		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrical work.
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.

PERMIT ISSUED

JAN 21 2011

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland		<input checked="" type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Variance	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date: MES	<input type="checkbox"/> Denied	Date:
	Date:	Date:

CERTIFICATION

City of Portland

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.

Conditions of Approval:

Fire

1. All construction shall comply with City Code Chapter 10.
2. Sprinkler system shall be reviewed by a licensed contractor.
3. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.

Building

1. Application approval based upon information provided by applicant, including revisions dated 1/19/11. Any deviation from approved plans requires separate review and approval prior to work.
2. 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.
3. This space is approved for storage only.

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. With this 300 square foot addition, the maximum impervious surface allowance of 90% is being maxed out.
3. The 300 square foot addition is meeting all of the B-2b setbacks.

PERMIT ISSUED

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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. Footings/Setbacks
2. Close in Electrical/Framing
3. Final Inspection for Occupancy

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

JAN 21 2011

City of Portland

property within the City, payment arrangements must be made before permits of any kind are accepted.

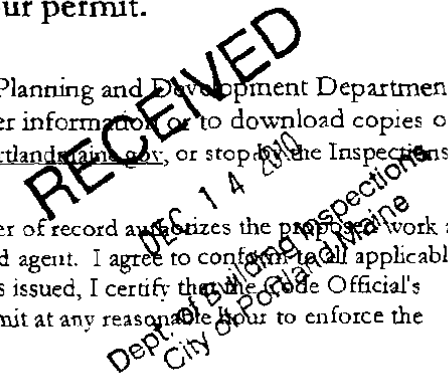
92 Portland

Location/Address of Construction: <u>CORNER OF PORTLAND & MECHANIC ST.</u>		
Total Square Footage of Proposed Structure/Area <u>300 SF!</u>	Square Footage of Lot <u>53,000 SF ±</u>	Number of Stories <u>ONE & TWO</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>036 I 001</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>MR ROBERT LARKIN</u> <u>dba "BUBBA"</u> Address <u>PORTLAND, MECHANIC & PARIS STS</u> City, State & Zip <u>PORTLAND, MAINE</u>	Telephone: _____
Lessee/DBA (If Applicable) <u>/</u>	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>8,000.</u> C of O Fee: \$ _____ Total Fee: \$ <u>100.</u>
Current legal use (i.e. single family) <u>BAR & LOUNGE</u> Number of Residential Units <u>N.A.</u> If vacant, what was the previous use? <u>N.A.</u> Proposed Specific use: <u>STORAGE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>BAR & LOUNGE NEED LIQUOR & COAT STORAGE SPACE,</u>		
Contractor's name: <u>OWNER</u> Address: <u>"BUBBA'S SULKY LOUNGE" (PORTLAND/MECHANIC/PARIS</u> City, State & Zip <u>PORTLAND, MAINE</u> Telephone: _____ Who should we contact when the permit is ready: <u>JOHN H. LEASURE</u> Telephone: <u>799 6570</u> Mailing address: <u>SIX Q ST, So. PORTLAND, MAINE 04106</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, 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.



30
20

shall require a separate approval before starting that work.

2. With this 300 square foot addition, the maximum impervious surface allowance of 90% is being maxed out.
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CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

12.14 2010

Received from

Bubba's

Location of Work

92 Portland

Cost of Construction \$ _____

Building Fee: _____

Permit Fee \$ _____

Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 100

Building (I1) _____

Plumbing (I5) _____

Electrical (I2) _____

Site Plan (U2) _____

Other _____

CBL: 36 I 1

Check #: 5948

Total Collected \$ 100

**No work is to be started until permit issued.
Please keep original receipt for your records.**

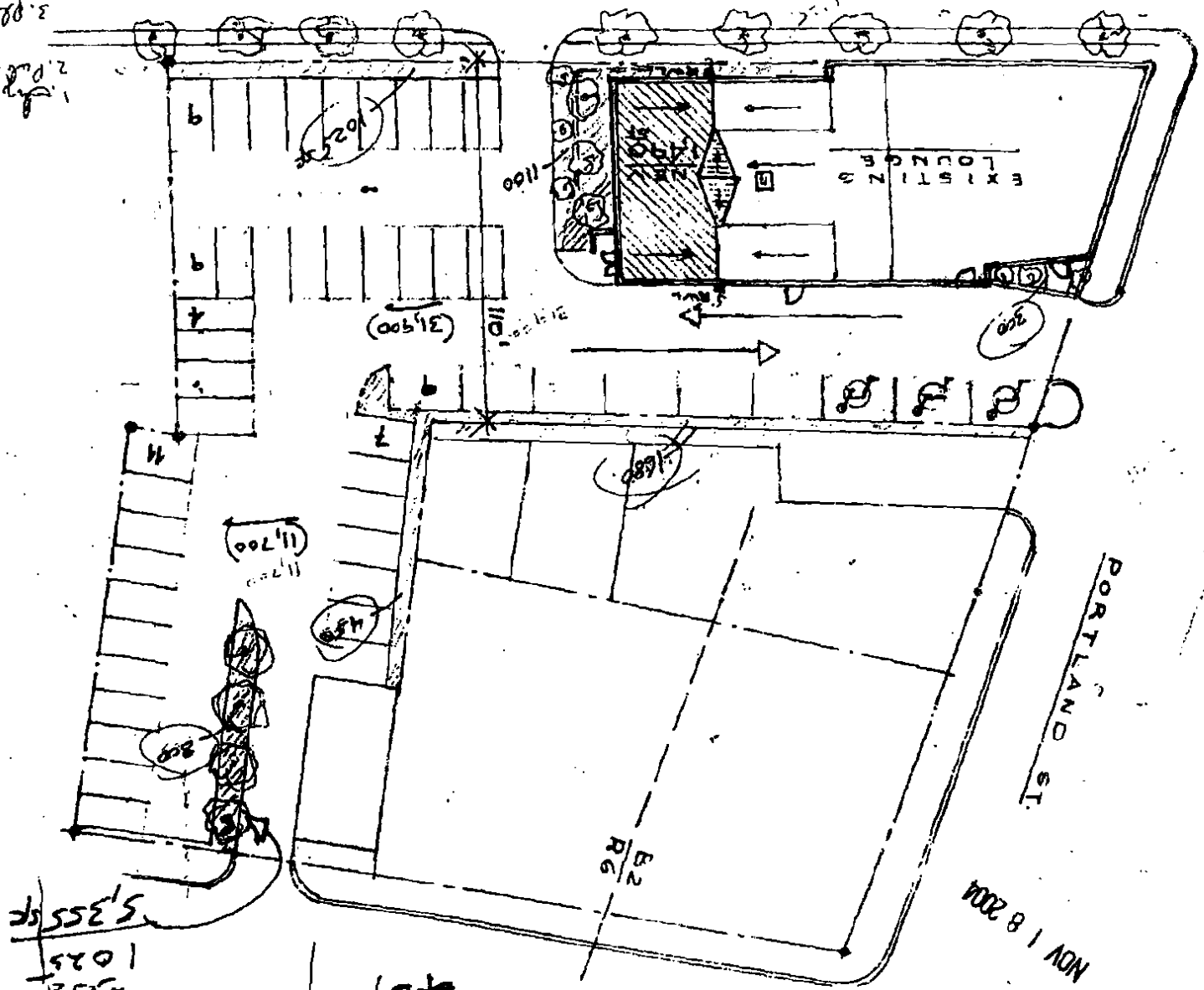
Taken by: [Signature]

SITE PLAN 1"=50'

4.

3.08
2.08
1.08

MECHANICS ST
ONE WAY



5,355 SF
 1,025
 4,022
 802

PORTLAND ST
 NOV 18 2004

CHECK-LIST AGAINST ZONING ORDINANCE

C-D-1: 056 - I-001
#04-1626

Date - 8/18/10

Zone Location - B2b

Interior or corner lot -

Proposed Use/Work - to construct new addition 25.5' x 58.5' stage

Sewage Disposal - City

Lot Street Frontage - 50' min - 50' + shown

Front Yard - N/A - is on rear of bldg

Rear Yard - 10' min - 100' + shown

Side Yard - MAX setback does not apply to Bldg addition - 4' shown

Projections -

Width of Lot - None

Height - 45' max - one story only shown - 15.5' scaled

Lot Area - 13,246 sq ft per assessment

Lot Coverage (Impervious Surface) - 90% MAX in B2b Zone - 87.8% shown

Area per Family - N/A

Off-street Parking - 4890 + 1490 = 6380 sq ft ÷ 150 = 42.53 ft
11,630 + 300 = 11,930
43 spaces req with 90%
49 spaces shown

Loading Bays - N/A

Site Plan - minor # 2004-0221

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 13 - Zone C

New 2010
Job # 2010-12-94

PROJECT NAME: ADDITION TO REAR OF DUBBAS JULY LOUNGE

PROJECT ADDRESS: MECHANIC & PORTLAND ST. CHART/BLOCK/LOT: 36-I-001

APPLICATION FEE: 82 (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)
ADDITION OF 10' X 30' STORAGE ROOM ADDITION TO "Bobba's July Lounge"

CONTACT INFORMATION:

OWNER/APPLICANT

Name: JOHN H. LEASURE
Address: SIX Q ST. SOUTH
PORTLAND, MAINE
Work #: 799 6570
Cell #: 838 6168
Fax #: _____
Home #: 799 6570
E-mail: tleasure@maine
rr.com

CONSULTANT/AGENT

Name: _____
Address: _____
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
E-mail: _____

Criteria for an Administrative Authorizations:
(see section 14-523(4) on pg. 2 of this appl.)

Applicant's Assessment Planning Division
Y(yes), N(no), N/A

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?
- l) Are there any zoning violations?
- m) Is an emergency generator located to minimize noise?
- n) Are there any noise, vibration, glare, fumes or other impacts?

Applicant's Assessment	Planning Division
Y(yes), N(no), N/A	Y(yes), N(no), N/A
<u>N</u>	<u>N</u>
<u>Y</u>	<u>yes</u>
<u>Y - 300 sq</u>	<u>yes</u>
<u>N</u>	<u>N</u>
<u>Y</u>	<u>Y</u>
<u>Y</u>	<u>Y</u>
<u>N</u>	<u>N</u>
<u>N</u>	<u>N</u>
<u>Y</u>	<u>Y</u>
<u>Y</u>	<u>N</u>
<u>N</u>	<u>NA</u>
<u>Y</u>	<u>N/A</u>
<u>No</u>	

Signature of Applicant:

Date:

which is the maximum allowed. No further additions or paving may occur on site.

Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

Barbara Barkhoff Development Review Services Manager
PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: Administrative Authorization
12/23/18

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a

	NO	
b) Are there any new buildings, additions, or demolitions?	Yes	
c) Is the footprint increase less than 500 sq. ft.?	Yes	
d) Are there any new curb cuts, driveways or parking areas?	No	
e) Are the curbs and sidewalks in sound condition?	Yes	
f) Do the curbs and sidewalks comply with ADA?	Yes	
g) Is there any additional parking?	No	
h) Is there an increase in traffic?	No	
i) Are there any known stormwater problems?	No	
j) Does sufficient property screening exist?	Yes	
k) Are there adequate utilities?	Yes	
l) Are there any zoning violations?	No	N/A
m) Is an emergency generator located to minimize noise?	Yes	N/A
n) Are there any noise, vibration, glare, fumes or other impacts?	No	

Comments: This application was granted with the following condition:

1. The proposed shed brings the site to a 90% impervious coverage for the site which is the maximum allowed. No further additions or paving may occur on this site.

Barbara Barhydt
Development Review Services Manager
12/23/10