

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that ROBERT LARKIN – BUBBA'S

Located At 84 PORTLAND ST

Job ID: 2011-12-2837-ALTCOMM

CBL: 036-1-001-001

has permission to Build a 10'x25' rear addition for new entrance/storage

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

*MB* 5/10/12  
\_\_\_\_\_  
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: 2011-12-2837-ALTCOMM	Date Applied: 11/30/2011	CBL: 036- I-001-001	
Location of Construction: 84 PORTLAND ST (92)	Owner Name: ROBERT LARKIN	Owner Address: 2 COTTAGE RD SOUTH PORTLAND, 04106 ME - MAINE	Phone: 207-828-8549
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-2b
Past Use: Bubba's Sulky Lounge	Proposed Use: Same - Bubba's Sulky Lounge - build a 10'x25' addition for a separate entrance and storage	Cost of Work: 12000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: A-2 Type: SB IBC-2009
Proposed Project Description: 10' x 25' addition		Signature: <i>[Signature]</i> (58)	Signature: <i>[Signature]</i> 5/10/12
Permit Taken By:		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Admin. Appr. <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<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	<input checked="" type="checkbox"/> Not in Dist 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>OK w/ conditions</i> 4/11/12 <i>ABN</i>	Date:	Date: <i>ABN</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

## 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.**

Footings/Setbacks prior to pouring concrete

— Foundation Rebar *JMB*

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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.



# PORTLAND MAINE

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Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2011-12-2837-ALTCOMM

Located At: 84 PORTLAND ST

CBL: 036- I-001-001

## **Conditions of Approval:**

### **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. This permit is being issued with the condition that ten percent of the property get returned to pervious surface. This requires that the 4' wide strip of planting along the existing building bordering Mechanic Street be extended to the end of the building and along the most recent additions. Also the 17' by 20' south west corner of the parking lot must be planted.
3. This permit is being issued with the condition that this 10' x 25" addition is being built as a separate entrance and storage area. It shall not be an expansion of the function area for the public.

### **Fire**

1. This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. Application requires State Fire Marshal approval.
3. The occupant load exceeds 300. Dance with live entertainment is provided. City and State dance licenses are required. Occupant load shall be posted for each assembly space as provided by the State Fire Marshal's Office.
4. All new and existing interior finish shall be Class A, B or C for sprinklered buildings. Documentation is required.
5. New floor finishes shall be not less than Class II. Documentation is required.
6. A master box fire alarm system is required. Occupant notification shall be by voice evacuation. Room lighting shall automatically return to normal and circuits providing power for sound equipment provided with shunt trip upon fire alarm activation.
7. A separate Fire Alarm Permit is required. This review does not include approval of fire alarm system design or installation.
8. The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
9. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
10. The sprinkler system shall be installed in accordance with NFPA 13. A compliance letter is required.

11. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
12. Sprinkler supervision shall be provided in accordance with NFPA 101, *Life Safety Code*, and NFPA 72, *National Fire Alarm and Signaling Code*.
13. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
14. The Fire Department will require Knox locking caps on all Fire Department Connections on the exterior of the building.
15. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
16. A Knox Box is required.
17. A firefighter Building Marking Sign is required.
18. Fire extinguishers are required per NFPA 1.
19. Doors shall swing in the direct of egress travel and panic hardware is required on all doors serving as a means of egress.
20. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
21. Any cutting and welding done will require a Hot Work Permit from Fire Department.

## **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. 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.

B-26/24

2011 12 28 37 (D) Gf



# General 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: <u>92 Portland St. (84 assessors)</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>250</u>
Tax Assessor's Chart, Block & Lot Chart# <u>036</u> Block# <u>I</u> Lot# <u>001</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>ROBERT LARKIN</u> Address <u>92 Portland St.</u> City, State & Zip <u>city Port. me. 04101</u>	Telephone: <u>828-8549</u> <u>239-4647</u> <u>239-4647</u> <u>Theater</u>
Lessee/DBA (If Applicable) <u>RECEIVED</u> <u>Bubba's Solky</u> <u>NOV 30 2011</u> <u>Dept. of Building Inspections</u> <u>City of Portland Maine</u>	Owner (if different from Applicant) Name <u>Robert Larkin</u> Address <u>92 PORTLAND</u> City, State & Zip <u>Portland me 04101</u>	Cost Of Work: \$ <u>12,000<sup>00</sup></u> C of O Fee: \$ <u>30</u> Total Fee: \$ <u>11.40<sup>00</sup></u>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>10' x 25' ADDITION WITH ENTRANCE</u>		
Contractor's name: <u>Robert Larkin</u> Address: <u>92 Portland St.</u> City, State & Zip <u>04101</u> Telephone: <u>828-0549</u> Who should we contact when the permit is ready: <u>Robert Larkin</u> Telephone: _____ Mailing address: <u>92 Portland St.</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](http://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: Robert Larkin Date: 11/29/2011

This is not a permit; you may not commence ANY work until the permit is issue



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

Nov. 20 2011

Received from Robert [unclear]

Location of Work 99 Portland St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (IL)  Plumbing (IS)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

EBL: 036 F001

Check #: 5096 Total Collected \$ 140.00

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

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



# PORTLAND MAINE

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Greg Mitchell – Acting Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator

December 12, 2011

Robert Larkin  
Bubba's Sulky Lounge  
92 Portland Street  
Portland, ME 04101

RE: 80 – 90 Portland Street (known as 92 Portland St.) – 036-I-001 – proposed 25' x 10' addition – Permit #2011-12-2837

Dear Mr. Larkin,

I have finished my review of your building permit to add a ten foot by twenty-five foot addition for an entrance and storage at 92 Portland Street. At this point I must deny your permit.

92 Portland Street is located in the B-2b Community Business Zone. Section 14-185(b)(6) of the ordinance gives the maximum impervious surface ratio as 90% in the B-2b zone. The total square footage of the lot (CBL 036-I-001, 005, 006, 008, 009, 029 & 030) is 34,876 square feet. Ten percent of this area is 3,487.6 square feet. Using the Storm Water Treatment Plan prepared by Herbert Gray on August 8, 2005 and last revised on September 9, 2005 and measurements in the field on December 8, 2011, the existing calculated square footage of pervious surface is 3066 square feet which is 8.8% of the lot area. The twenty-five foot by ten foot proposed addition cannot be allowed since there is currently not ten percent of pervious surface.

On January 21, 2011, permit #2010-12-94 was issued to build a thirty by ten foot addition. Under the Zoning Conditions of Approval, the second condition said: "With this 300 square foot addition, the maximum impervious surface allowance of 90% is being maxed out". A note on the plan submitted with the permit stated: "At max 90% impervious surface with this addition." Also the Administrative Authorization Application for this project was granted with the condition that: "The proposed shed brings the site to a 90% impervious surface coverage for the site, which is the maximum allowed. No further additions or paving may occur on site". The conditions of this permit and Administrative Authorization Approval made it quite clear that no future additions would be allowed.

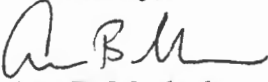
You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to file an appeal. If you should



fail to do so, my decision is binding and no longer subject to appeal. If you wish to file an appeal you may contact our office for the necessary paper work. If you choose not to file an appeal, you are entitled to get most of your money back if you bring in the original receipt you got when you applied for the permit.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read 'Ann B. Machado', written in a cursive style.

Ann B. Machado  
Zoning Specialist  
(207) 874-8709



# Administrative Authorization Application

Portland, Maine  
Planning and Urban Development Department, Planning Division

PROJECT NAME: ADDITION "BUBBA'S SOILRY LOUNGE"  
 PROJECT ADDRESS: MECHANIC ST PORTLAND ST CHART/BLOCK/LOT: \_\_\_\_\_  
 APPLICATION FEE: \_\_\_\_\_ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)  
ADDITION 10' X 25' STORAGE AND ENTRANCE WAY

**CONTACT INFORMATION:**

OWNER/APPLICANT

Name: ROBERT LARKIN  
 Address: 92 PORTLAND ST  
 Work #: 828-0541  
 Cell #: 239-4647  
 Fax #: \_\_\_\_\_  
 Home #: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

CONSULTANT/AGENT

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Work #: \_\_\_\_\_  
 Cell #: \_\_\_\_\_  
 Fax #: \_\_\_\_\_  
 Home #: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

PDF

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

- 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	Y(yes), N(no), N/A
N	
Y	
Y ~ 250 sq. ft.	
N	
Y	
Y	
N	
N	
N	
Y	
Y	
N	
Y	
N	

Signature of Applicant: Peter Larkin Date: 11/29/2011

**Planning Division Use Only**

Authorization Granted  Partial Exemption  Exemption Denied

*with 5 conditions of approval - (See attached Barbara Sample 4/12/12)*

**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.

**PROVISION OF PORTLAND CITY CODE  
14-523 (SITE PLAN ORDINANCE)  
RE: Administrative Authorization**

**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.

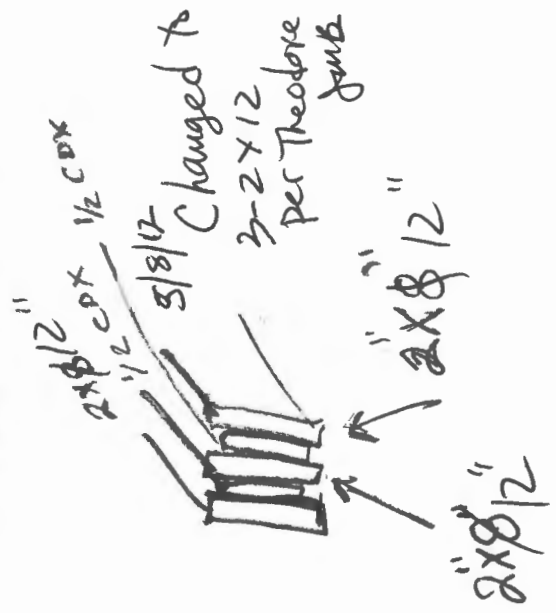
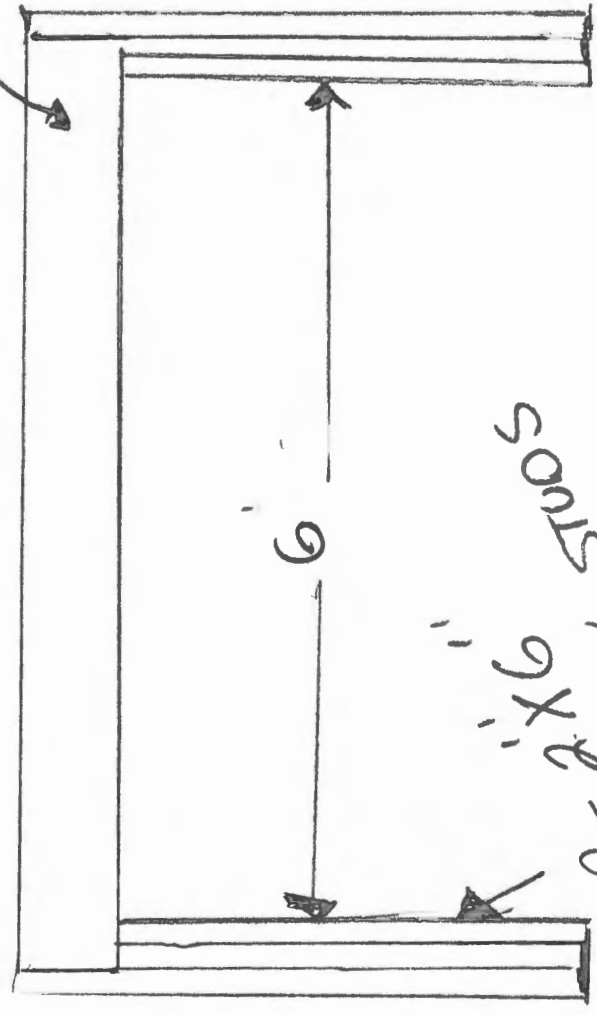
- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the 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 full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

92 PORTLAND ST 10'x25' ADDITION 5/7/12

2" x 8" 1/2"

CROSS SECTION

HEADER DETAIL



Changed to 2-2x12 per Theodore Jamb

RECEIVED  
MAY 07 2012  
Dept. of Building Inspections  
City of Portland Maine

RECEIVED  
MAY 07 2012  
Dept. of Building Inspections  
City of Portland Maine