

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED		CBL:
Permit No. 02-1098	Issue Date: 09-24-2002	037 A045001

Location of Construction: 575 Congress St	Owner Name: Buzzell Margaret F	Owner Address: 585 Forest Ave	Phone: 775-6733
Business Name: n/a	Contractor Name: n/a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Restaurant / Vacant	Proposed Use: Temporary Campaign Office	Permit Fee: \$105.00	Cost of Work: \$30.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: NA 10/4/02	

Proposed Project Description: Change of Use / Temporary Campaign Office	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: <i>[Signature]</i>	Date: 9/30/02	

Permit Taken By: gg	Date Applied For: 09/24/2002	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 <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 9/30/02	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 <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>separate permits are required for exterior signage</i>		<i>Any exterior changes require a separate review</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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 021098

This is to certify that Buzzell Margaret F/n/a
has permission to Change of Use / Temporary Campaign Office
AT 575 Congress St 037 A045001

provided that the person or persons, firm or corporation accepting 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 work in progress must be reported before this building or part thereof is occupied or closed-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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 10/4/02
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

02-1098

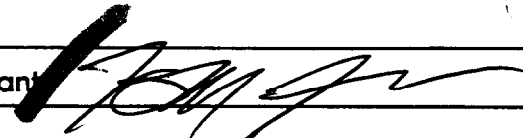
All Purpose Building Permit Application

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.

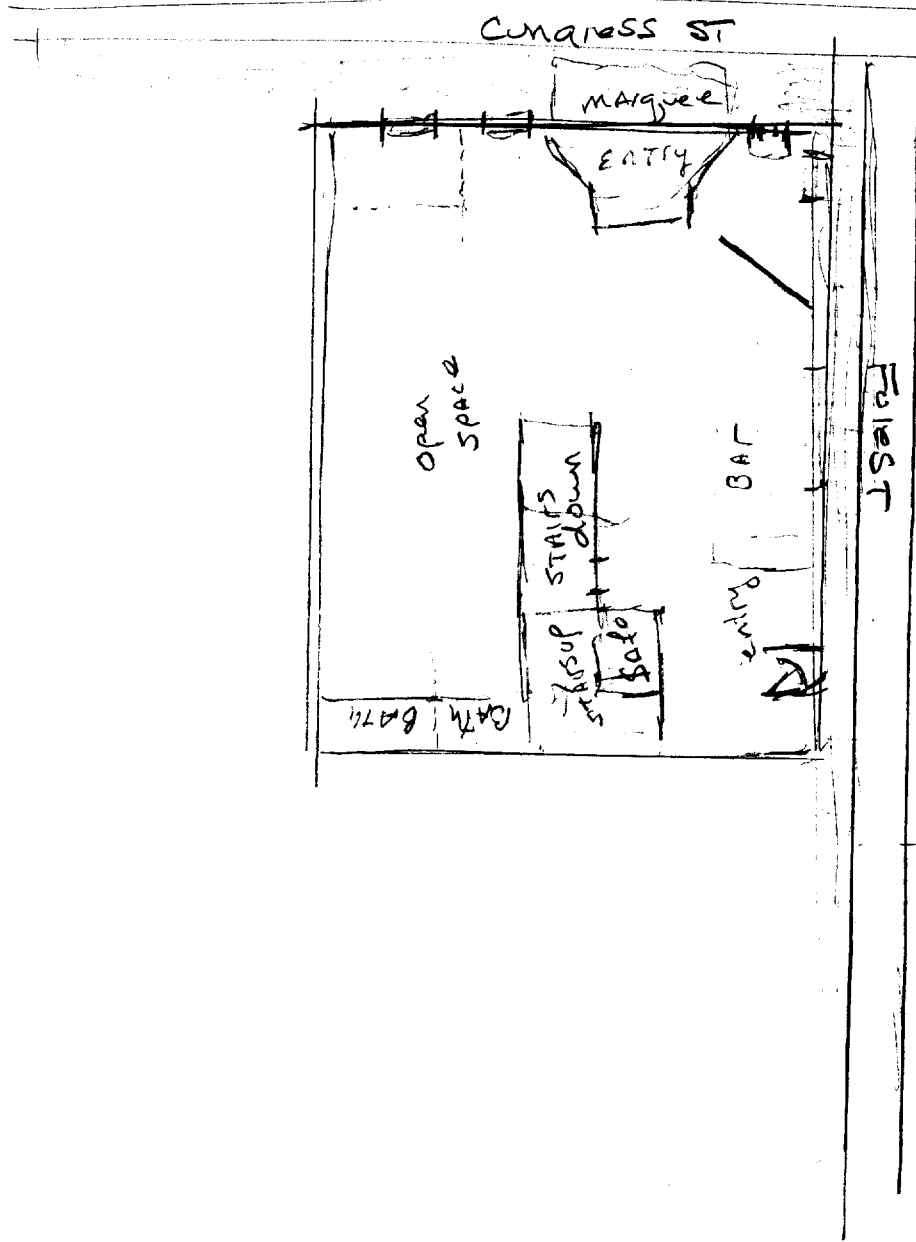
Location/Address of Construction: <u>575 Congress ST</u>		
Total Square Footage of Proposed Structure <u>7440</u>	Square Footage of Lot <u>7,500</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>039</u> Block# <u>A</u> Lot# <u>043</u>	Owner: <u>Lee & MARGARET Buzzell</u>	Telephone: <u>775 6733</u>
Lessee/Buyer's Name (If Applicable) <u>CARTER FOR GOVERNOR</u>	Applicant name, address & telephone: <u>37 Mill St Suite 3 Brunswick</u>	Cost Of Work: \$ <u>Ø</u> Fee: \$ <u>30.00</u>
Current use: <u>VACANT</u> <u>04011</u>		
If the location is currently vacant, what was prior use: <u>RESTAURANT/Tavern</u>		
Approximately how long has it been vacant: <u>6 months</u>		
Proposed use: <u>office</u>		
Project description: <u>Temp. Campaign office</u> <u>Change of use</u>		
Contractor's name, address & telephone: <u>N/A</u>		
Who should we contact when the permit is ready: <u>Tom Fuscoe</u>		
Mailing address: <u>37 Mill St Suite #3 Brunswick, ME 04011</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>729 4406</u>		

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.

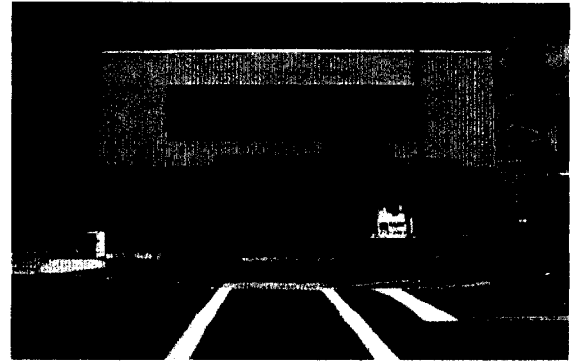
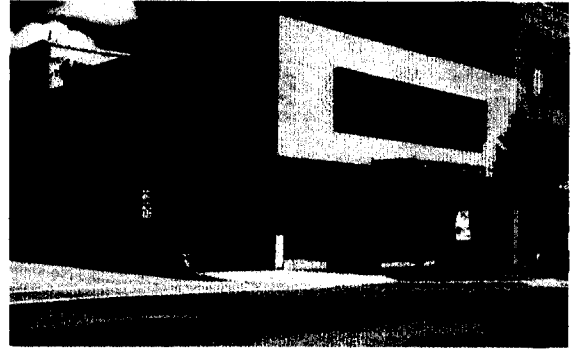
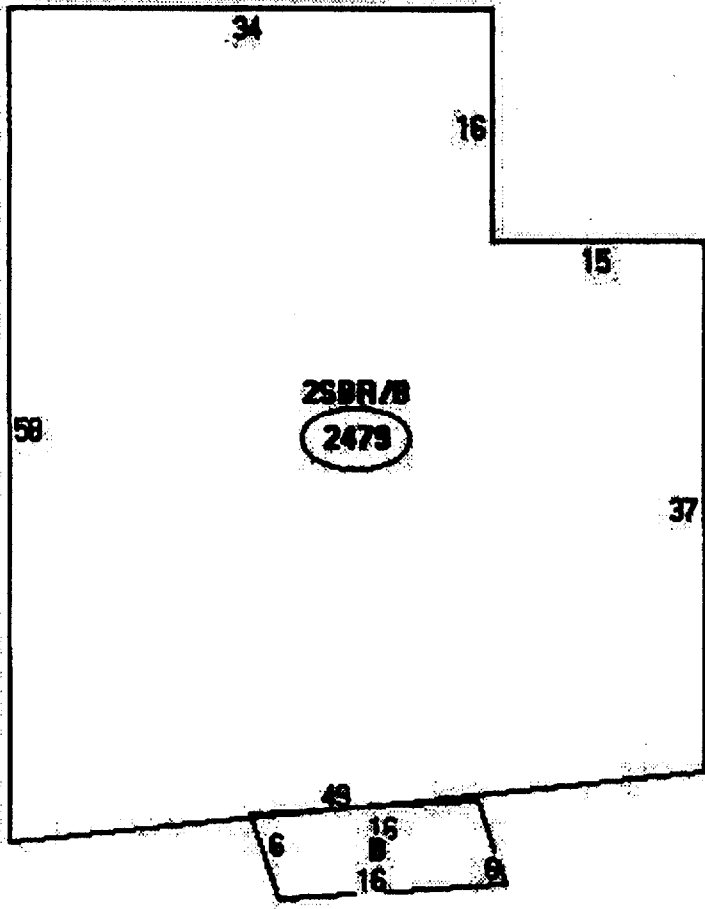
Signature of applicant: 	Date: <u>9/10/02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

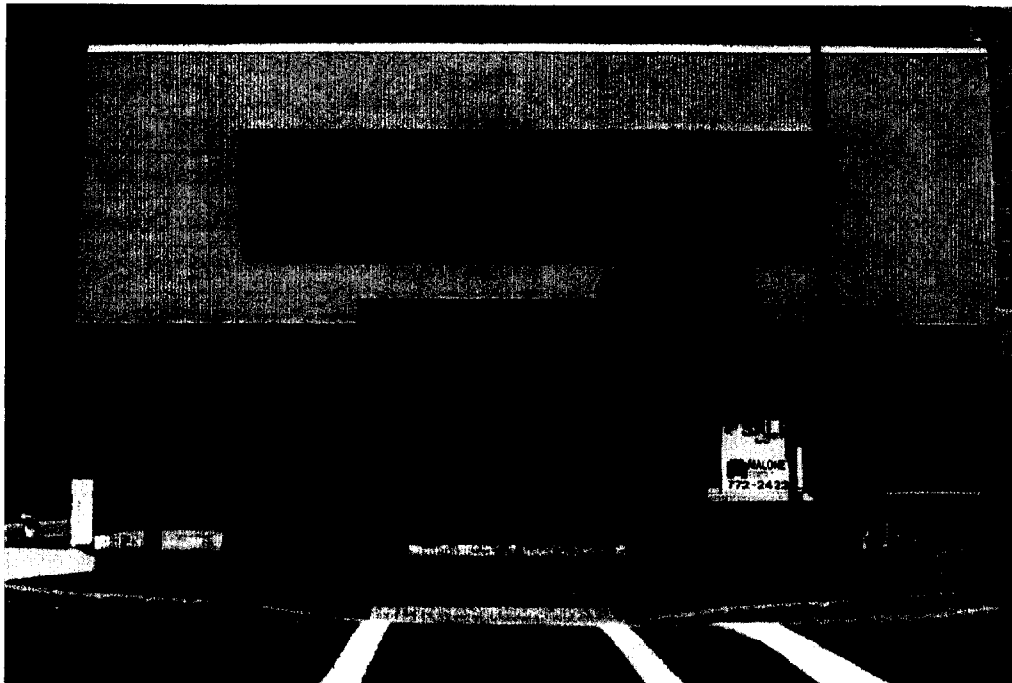


Floor Plan before
 No change
 & after

FOOTPRINT



The above building footprint is from the City of Portland Assessor's card.



LGR
AGREEMENT

LETTER OF ~~INTENT~~

DATE: August 7, 2002
ADDRESS: 575 Congress Street
RE: Storefront Lease

(LCA)

MARGARET F.

This Letter of Intent sets forth the terms and conditions under which Carter for Governor hereinafter referred to as ("Tenant") is willing to enter into lease agreement with ~~Lee Buzzell~~

This Letter of Intent is non-binding to either party. It is intended with the sole purpose of establishing terms and conditions that are to be implemented in a binding lease agreement, which is subject to the satisfaction of both parties, within 10 days of the effective Letter of Intent.

Tenant: Carter for Governor
Demised: The demised premises shall be deemed to contain approximately
Premise: storefront space
Lease Term: August 7, 2002 (or ASAP) through November 15, 2002
Base Rent: Six Thousand two hundred dollars (\$6,200) paid in advance
Use: Tenant to use property as a Political Campaign Office
Operating Expenses: Landlord will be responsible for real estate taxes, common area maintenance and building insurance (NNN charges).
Electric: Tenant responsible for cost of electric usage to leased space.
Heat and A/C: LGR Tenant is responsible for the cost of the heat and A/C to leased space.
Janitorial: Tenant is responsible for the janitorial services to leased space.
Security Deposit: Security Deposit to be part of base rent, non-refundable to Tenant. Tenant, at the end of the lease term, will vacate the premises in good repair and in "broom clean" condition.
Landlord's Work: N/A
Tenant's Work: Any additional improvements at Tenant's expense, and only with the previous approval of the Landlord, not to be unreasonably delayed or withheld.
Parking: ~~Five (2) Spaces~~ N/A
Signage: LGR ~~Tenant shall submit signage plans to the Landlord for the Landlord's sole approval. Signage will be at the Tenant's sole cost and expense.~~

Landlord's
Approval
OK ↗

Brokerage Commission: Landlord's responsibility.


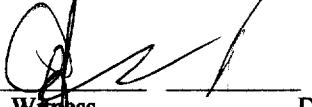
Occupancy: Immediately

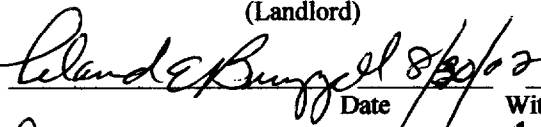
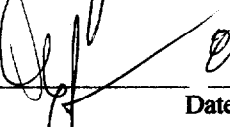

Rent Commencement: Upon lease signing

CONTINGENCIES:

SEEN TO AND AGREED:

Carter for Governor,

By:  8/30/02 
Tom Fusco Its, Campaign Manager Date Witness Date

(Landlord)
By:  8/30/02  8/30/02
Date Witness Date


BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

JP **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

<input checked="" type="checkbox"/>	Footing/Building Location Inspection:	Prior to pouring concrete
<input checked="" type="checkbox"/>	Re-Bar Schedule Inspection:	Prior to pouring concrete
<input checked="" type="checkbox"/>	Foundation Inspection:	Prior to placing ANY backfill
<input checked="" type="checkbox"/>	Framing/Rough Plumbing/Electrical:	Prior to any insulating or drywalling
<input checked="" type="checkbox"/>	Final/Certificate of Occupancy:	Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point. <u>PA</u>

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

NA If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of applicant/designee

16/9/02
Date

[Signature]
Signature of Inspections Official

19/9/02
Date

CBL: 037A045 Building Permit #: 021098