

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

DEPARTMENT OF BUILDING INSPECTION

## PERMIT

PERMIT ISSUED

Permit Number: 041368  
JAN 28 2005

Please Read Application And Notes, If Any, Attached

This is to certify that Pachios Harold C/City of Portland  
has permission to Change of Use; from clothing store to video equipment and production program for the general public  
AT 516 Congress St Portland, OR 97208 037 H009001

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 on permit in progress before this building or part thereof is altered or occupied. **48 HOURS 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] 1/29/05  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

PERMIT ISSUED

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

Permit No: 04-1368	Issue Date: JAN 28 2005	CBL: 037 H009001
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Location of Construction: 516 Congress St	Owner Name: Pachios Harold C	Owner Address: 567 Congress St	Phone: 207-774-5541
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Business Name: n/a	Contractor Name: City of Portland	Contractor Address: 389 Congress Street Portland	Phone: 207-748300
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Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Commercial	Zone: B.3
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Past Use: Commercial / Clothing Store	Proposed Use: Change of Use / from clothing store to video equipment and production program	Permit Fee: \$0.00	Cost of Work: \$0.00	CEO District: 1
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 3 Type: 3B 9/24/04
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

Proposed Project Description:  
Change of Use; from clothing store to video equipment and production program for the general public.

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) <i>DeD. inspection from adjacent sidewalk</i>	
Action: <input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Signature: <i>[Signature]</i>	Date: 9/22/04

Permit Taken By: gg	Date Applied For: 09113/2004	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/>	<b>Zoning Appeal</b> <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	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmarl <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
	<i>ok with conditions</i> Date: <i>9/24/04</i>	Date: <i>9/22/04</i>	<i>any exterior work</i> Date: <i>W04</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

<b>Permit No:</b> 04-1368	<b>Date Applied For:</b> 09/13/2004	<b>CBL:</b> 037 H009001
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<b>Location of Construction:</b> 5 16 Congress St	<b>Owner Name:</b> Pachios Harold C	<b>Owner Address:</b> 567 Congress St	<b>Phone:</b> 207-774-5541
<b>Business Name:</b> n/a	<b>Contractor Name:</b> City of Portland	<b>Contractor Address:</b> 389 Congress Street Portland	<b>Phone:</b> (207) 874-8300
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Change of Use / from clothing store to video equipment and production program	<b>Proposed Project Description:</b> Change of Use; from clothing store to video equipment and production program for the general public.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 091221224

**Note:** 09/20/04 PAD requ. are not being met - I fax Bob Leeman a copy of the PAD req.      **OktoIssue:**   
 9/22/04 Bob L. came in and showed revisions - PAD is being met - Pedestrian observation is available to adjacent sidewalks

- 1) Since this location is sited within a Pedestrian Activities District, all existing windows shall remain unblocked and observable to the passing public.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of revised plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved      **Reviewer:** Mike Nugent      **Approval Date:** 09/24/2004

**Note:**      **OktoIssue:**

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 0912312004

**Note:**      **OktoIssue:**

- 1) the fire alarm system shall be maintained to NFPA 72 standard
- 2) the sprinkler system shall be maintained to NFPA 13 standards

**Comments:**

9/14/2004-gg: Bob Leeman is the applicant; Anita Lachance should be emailing Mike Nugent for the waived fee. //gg

9/24/2004-mjn: Fee waiver City Project.....MJN

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 04-1368	<b>Date Applied For:</b> 09/13/2004	<b>CBL:</b> 037 H009001
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<b>Location of Construction:</b> 516 Congress St	<b>Owner Name:</b> Pachios Harold C	<b>Owner Address:</b> 567 Congress St	<b>Phone:</b> 207-774-5541
<b>Business Name:</b> n/a	<b>Contractor Name:</b> City of Portland	<b>Contractor Address:</b> 389 Congress Street Portland	<b>Phone:</b> (207) 874-8300
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Change of Use / from clothing store to video equipment and production program	<b>Proposed Project Description:</b> Change of Use; from clothing store to video equipment and production program for the general public.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 09/22/224

**Note:** 09/20/04 PAD requ. are not being met - I fax Bob Leeman a copy of the PAD req.      **Ok to Issue:**   
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- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of revised plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Pending      **Reviewer:**      **Approval Date:**

**Note:**      **Ok to Issue:**

**Comments:**

9/14/04-gg: Bob Leeman is the applicant; Anita I

\_\_\_\_\_ ugent for the waived fee. //gg

MS

# 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>516 Congress Street, Portland, ME 04101</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>037</u> Block# <u>H</u> Lot# <u>009</u>	Owner: <u>Harold Pachias</u> <u>Penelope Carson</u>	Telephone: <u>774-5541</u>
Lessee/Buyer's Name (If Applicable) <u>Community Television Network (CTN)</u>	Applicant name, address & telephone: <del>CTN</del> <u>Bob Leeman</u> <u>389 Congress Street</u> <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>100,000</u> Fee: \$ <u>Unk</u>
Current use: <u>vacant</u>		
If the location is currently vacant, what was prior use: <u>clothing store</u> <span style="float: right;">Change of use</span>		
Approximately how long has it been vacant: <u>12 months</u>		
Proposed use: <u>public access and community television</u>		
Project description: <u>to video equipment + production program for the general public</u>		
Contractor's name, address & telephone: <del>Bob Leeman</del> <u>of Portland</u> <u>Bob Leeman 233-0350</u>		
Who should we contact when the permit is ready: _____		
Mailing address: <u>071-8173 FAX</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 <u>the</u> permit is picked up. PHONE: _____		

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.

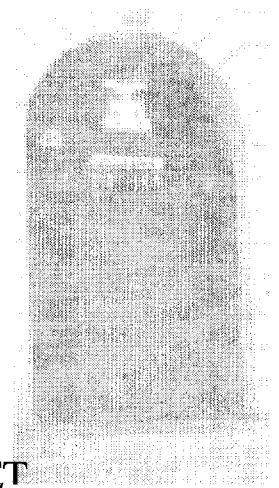
Signature of applicant: <u>[Signature]</u>	Date: <u>9/3/04</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.**  
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall

City of Portland  
**INSPECTION SERVICES**

Room315  
389 Congress Street  
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693  
Facsimile: 207-874-8716



**FACSIMILE TRANSMISSION COVER SHEET**

TO: <u>Bob Leeman</u>	FROM: <u>Marge S</u>
FAX NUMBER: <u>874-8473</u>	NUMBER OF PAGES, WITH COVER: <u>5</u>
TELEPHONE: _____	RE: <u>PAD requirement</u>
DATE: <u>9/20/04</u>	_____

Comments:

1 hope this helps you

Marge

W. Emmett Mead  
Director, Public Buildings Division

Robert D. Leeman  
Assistant Director



Joseph E. Gray, Jr.  
City Manager

Anita R. Lachance  
Assistant City Manager

## CITY OF PORTLAND

To: Margaret Schmuckal

From: Robert Leeman

Re: PAD requirements

Date: September 22, 2004

Following the PAD requirements for the Congress Street area we has met with the Architect and found a resolution to the issue. We have moved the offices away from the front of the building and have placed a Public Studio at the store front.

The Public studio will be equipped with robotic cameras and control panel, so that basic studio productions can be viewed by the general public. It would be the same use of the store front as **WMTW** had when their studio was on Congress Street, only any Portland resident will be able to walk in an use it. This is just the kind of activity that will attract people to our space for the right reasons.

SEP 22 2004

REIVE

floor area on that date.

(b) The following additional restrictions shall apply in the PAD overlay zone, which shall be located on the streets listed below and as further delineated on the PAD overlay zone map, a copy of which is on file in the office of planning and urban development:

*Center Street*, from Fore Street to Commercial Street.

*Commercial Street*, north side, from Foundry Lane to Pearl Street.

*Commercial Street*, south side, from Carroll Block to Thomas Block, inclusive.

*Congress Street*, from Longfellow Square to Monument Square.

*Dana Street*.

*Exchange Street*, from Federal Street to Fore Street.

*Fore Street*, north side, from one hundred ten (110) feet west of Center Street to two hundred seventy-five (275) feet west of Pearl Street.

*Fore Street*, south side, from Center Street to Pearl Street.

*Free Street*, north side, from Congress Square to Temple Street.

*Free Street*, south side, from Congress Square to four hundred twenty-three (423) feet east of Oak Street and from Center Street to Temple Street.

*Middle Street*, north side, from Monument Square to sixty (60) feet east of Garden Lane.

*Middle Street*, south side, from Monument Square to two hundred fifty (250) feet east of Pearl Street.

*Milk Street*, from Exchange Street to Pearl Street.



*Moulton Street.*

*Pearl Street, from Middle Street to Fore Street.*


*Wharf Street.*

*York Street, south side, from Center Street to Dunphy's Lane.*

Frontages of the following areas: Longfellow, Congress, and Monument Squares; Tommy's and Post Office Parks.

(1) *Ground floor uses:*

a. Subject to the following limited uses, at least seventy-five (75) percent of the street level frontage of a building on a street located within the PAD overlay zone must be utilized, and, at minimum, the floor area to be occupied shall be seventy-five percent (75%) of the street level frontage multiplied by a twenty (20) foot depth:

- 
- i. Retail establishments as permitted in 14-217(a)(2)e;
  - ii. Personal services;
  - iii. Hotels;
  - iv. Copying centers;
  - v. Restaurants as permitted in 14-217(a)(2)f;
  - vi. Drinking establishments;
  - vii. Theaters, provided that only ticket and refreshment sales, lobbies, lounges and entrances shall be located within this area;
  - viii. Travel agencies;
  - ix. Real estate sales;
  - x. Visitor information services;

- xi. Museums;
- xii. Libraries;
- xiii. Banks, financial and other business services, provided that only tellers and spaces primarily used for customer services shall be located in this area;
- xiv. Municipal or county uses;
- xv. Galleries and studios for artists and craftspeople including, but not limited to, carpenters, cabinetmakers and silkscreeners;
- xvi. Performing arts studios which attract and allow for public, pedestrian observation from the adjacent sidewalks (including dance studios, music conservatories, and the like);
- xvii. Other uses where the applicant can demonstrate to the zoning administrator that the proposed use will not differ substantially from a required ground floor retail use in its effect on the continuity of pedestrian-oriented use and that the proposal establishes a ground floor use that generates pedestrian interest and activity.

*Studios work  
in street ->*

For those buildings which have frontage on more than one (1) street located within the PAD overlay zone, the street level area of each such frontage shall meet the above requirements.

- b. For those buildings which have forty (40) feet or less of frontage on a street within the PAD overlay zone, the above restrictions shall be reduced to fifty (50) percent of the frontage where required to accommodate a service entrance. For buildings which have frontage on more than one (1) street located within a PAD overlay zone, only one (1) such frontage shall be permitted to reduce the required retail area to fifty (50) percent of the frontage.

c. In no event shall any required retail frontage area be used for any of the following:

i. Storage;

ii. Service entrances, including loading docks, dumpsters and compactors, except as provided in subsection b; or

iii. Food preparation areas, unless such preparation areas are visually oriented toward pedestrians on streets located within a PAD overlay zone.

(Ord. No. 241-91, 3-11-91; Ord. No. 200-95, § 1, 3-20-95; Ord. No. 126-97, § 7, 3-3-97; Ord. No. 46-97, § 3, 8-4-97; Ord. No. 226-98, §§ 1, 2, 3-2-98; Ord. No. 51-00, §2, 8-7-00)

**Sec. 14-217.5. Old Port overlay zone.**

The following additional restrictions shall apply in the Old Port overlay zone, as delineated on the Old Port overlay zone map, a copy of which is on file in the department of planning and urban development:

(a) *Definitions:*

1. *Bar:* Any establishment that derives more than fifty (50) percent of its income during a license year from the sale of liquor.
2. *After-Hours Entertainment:* An entertainment activity that takes place between 1 a.m. and 3 a.m., including music and dancing, on premises to which an admission fee is charged, regardless of the time when the fee is charged, for either the entertainment or access to the premises.
3. *Entertainment uses:* Bars, coffee houses, pool halls, dance halls, and amusement arcades are defined as entertainment uses for purposes of this section.
4. *Related entity:* An individual, corporation or partnership that is the same as or has the same