

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 382 Commercial St KINGSBEAR AKA 1 Bobon's Wharf, CNP		Owner:		Phone:		Permit No: 970020	
Owner Address:		Leasee/Buyer's Name: Penitance Antiques & Fine Art 221 Commercial St Portland, ME		Phone:		Business Name:	
Contractor Name:		Address:		Phone: 04101 879-0789		Permit Issued: JAN 10 1997	
Past Use: Boat Sales & Service		Proposed Use: Retail		COST OF WORK: \$ 7,500.00		PERMIT FEE: \$ 65.00	
Proposed Project Description: Change Use Make Interior Renovations		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zone: WC2 CBL: 042-D-001	
		Signature: <i>[Signature]</i>		Signature:		Zoning Approval: 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"/>	
Permit Taken By: Mary Greak		Date Applied For: 26 December 1996		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: Date:	

1. This permit application doesn't 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..

All when history

PERMIT ISSUED WITH REQUIREMENTS

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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT <i>[Signature]</i> Richard Smith		ADDRESS:		DATE: 26 December 1996		PHONE: 2790789	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE <i>[Signature]</i>		ADDRESS:		DATE:		PHONE: 2790789	

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:**
- Approved
 - Approved with Conditions
 - Denied

Date: _____

CEO DISTRICT 2

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 2/26/97

Permit # _____

LOCATION: 382 Commercial StOWNER Renaissance Antique ADDRESS _____

							TOTAL EACH FEE		
OUTLETS	Telephone		Data		CATV			.20	
	Receptacles		Switches		Smoke Detector			.20	
FIBER OPTICS								15.00	
FIXTURES	incandescent		fluorescent					.20	
	fluorescent strip							.20	
SERVICES	Overhead				TTL AMPS TO	800		15.00	
	Underground					800		15.00	
Temporary Service	Overhead				AMPS OVER	800		25.00	
	Underground					800		25.00	
METERS	(number of)							1.00	
MOTORS	(number of)							2.00	
RESID/COM	Electric units							1.00	
HEATING	oil/gas units		Interior		Exterior			5.00	
APPLIANCES	Ranges		Cook Tops		Wall Ovens			2.00	
	Insta-Hot		Water heaters		Fans			2.00	
	Disposals		Dishwasher		Compactors			2.00	
MISC. (number of)	Air Cond/win							3.00	
	Air Cond/cent				Pools			10.00	
	HVAC		EMS		Thermostat			5.00	
	Signs							10.00	
	Alarms/res							5.00	
	1 Alarms/com		- burgler			x		15.00	
	Heavy Duty(CRKT)							2.00	
	Circus/Carnv							25.00	
	Alterations							5.00	
	Fire Repairs							15.00	
	E Lights							1.00	
	E Generators							20.00	
PANELS	Service		Remote		Main			4.00	
	TRANSFORMER	0-25 Kva						5.00	
	25-200 Kva							8.00	
	Over 200 Kva							10.00	
							TOTAL AMOUNT DUE		
							MINIMUM FEE/COMMERCIAL 35.00	MINIMUM FEE 25.00	25

INSPECTION: Will be ready _____ or will call XCONTRACTORS NAME Eastern Security Systems MASTER LIC. # _____ADDRESS 685 Congress - Ptld LIMITED LIC. # 12020 - Peter PotterTELEPHONE 772-1171

FOR

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 382 Commercial St XXXXXXXX AKA 1 Hobon's Wharf CMP		Owner:	Phone:	Permit No: 970020
Owner Address:	Leasee/Buyer's Name: Renaissance Antiques & Fine Art 221 Commercial St Portland, ME	Phone:	Business Name:	<div style="border: 1px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JAN 10 1997 CITY OF PORTLAND </div>
Contractor Name:	Address:	Phone: 04101 879-0789		
Past Use: Boat Sales & Service	Proposed Use: Retail <i>(Portland Yacht Sales & Antiques of Nautical & Marine Salvage)</i>	COST OF WORK: \$ 7,500.00	PERMIT FEE: \$ 65.00	Zone: WCB CBL: 042-D-001
Proposed Project Description: Change Use Make Interior Renovations	FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i> PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	INSPECTION: Use Group: _____ Type: _____ Signature: <i>[Signature]</i>		Zoning Approval: <i>with conditions</i> ok <i>1/9/97</i> 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"/>
		Zoning Appeal		
		Historic Preservation		

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Call when ready

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<i>Richard A. Smith</i>	221 Comm'l Post, Me	26 December 1996	879 0789
SIGNATURE OF APPLICANT	Richard Smith ADDRESS:	DATE:	PHONE:
<i>Richard A. Smith</i>	owner		879 0789
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Action:

Approved
 Approved with Conditions
 Denied

Date: 12/30/96

D. Anderson

CEO DISTRICT 2

A. Rowe

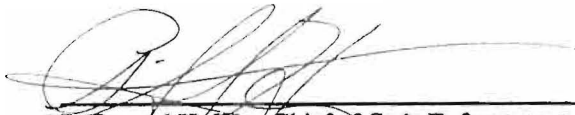
BUILDING PERMIT REPORT

DATE: 1/9/97 ADDRESS: 387 Commercial St
REASON FOR PERMIT: renovation
BUILDING OWNER: CMP
CONTRACTOR: —
PERMIT APPLICANT: Richard Smith APPROVAL: *18 *18
DENIED: _____

CONDITION OF APPROVAL OR DENIAL

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. **Guardrail & Handrails** A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
7. Headroom in habitable space is a minimum of 7'6".
8. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
9. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
10. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
11. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
12. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's.
13. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
14. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 15. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 16. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 17. The Sprinkler System shall maintained to NFPA #13 Standard.
- 18. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 19. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 20. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 21. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 22. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 24. _____
- 25. _____
- 26. _____



P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

LAND USE - ZONING REPORT

wc z one

ADDRESS: 382 Commercial St / Hobson's Wharf DATE: 12/30/96

REASON FOR PERMIT: change of use to allow Yacht Brokerage Sales and Sales of Nautical Antiques and Marine Salvage

BUILDING OWNER: CMF C-B-L: 42-B-1

PERMIT APPLICANT: Richard Smith

APPROVED: with conditions DENIED: _____
#7 #9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.

9. Other requirements of condition The sales of Antiques which are Nautical in nature and the Marine Salvage is being allowed not because of its antique nature, but because of its marine character.

If ever, the majority of items is changed to that other than marine or Nautical in nature, that part of the approved use shall be discontinued and vacated from the premises

Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

Marge Schmuckal

Applicant: Richard Smith

Date: 12/30/96

Address: 382 Commercial St / Hobson's what C-B-L: 42-D-001

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - WCZ (waterfront Central Zone)

Interior or corner lot -

Proposed Use/Work - change of use from Boat Sales and Service to Yacht Brokerage Sales and Sales of Nautical Antiques and Marine Salvage

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - - 2,000 sq ft needs to show 5 parking spaces

Loading Bays -

Site Plan - 58' x 69' = 4002 sq ft NO Site plan Needed

Shoreland Zoning/ Stream Protection -

Flood Plains -

Portland Yacht 11 x 58' = 638

1/2 of 29 x 24 = 348

348
638

986 #

4002
- 2000
- 986

1016 # ÷ 200



IT IS THE INTENTION OF RICHARD SMITH D/B/A RENAISSANCE ANTIQUES, TO LEASE THE BUILDING FORMERLY OCCUPIED BY ADAM'S MARINE. WE WOULD LIKE TO OCCUPY THE BUILDING BY MARCH 1, 1997 FOR THE PURPOSES OF SELLING NAUTICAL ANTIQUES AND MARINE SALVAGE, ESTABLISHING AN ANTIQUE CO-OP, AND A CLASSIC YACHT SALES AND SERVICE BROKERAGE

THE BACK SHIPPING ROOM WILL BE SHARED BY BOTH PORTLAND ANTIQUE CENTER (PAC) AND PORTLAND YACHT SALES (PYS) THE MAIN FLOOR WILL BE PRIMARILY "PAC" SPECIALIZING IN NAUTICAL ANTIQUES AND MARINE SALVAGE THE PARKING LOT IN FRONT OF THE BUILDING WILL BE FILLED WITH BOATS, A 1000# ANCHOR, AND SOME LOBSTER TRAPS, GIVING AN OVERALL NAUTICAL APPEARANCE TO THE WHOLE PROPERTY

PYS WILL MAINTAIN 2 OFFICES ON THE RIGHT SIDE OF THE BUILDING, AND EVENTUALLY HAVE ITS OWN ENTRANCE

THE ATTACHED DRAWINGS SHOW THE PROPOSED LAYOUT WITH THE FOLLOWING RENOVATIONS OCCURRING OVER THE FIRST SEVERAL MONTHS:

- SHEETROCK INTERIOR OVER THE PLYWOOD AND PEGBOARD
- CARPET INTERIOR EXCEPT OFFICE AREA
- REPLACE BATHROOM FLOOR
- INSTALL 10 SECTIONS OF TRACT LIGHTING
- ELECTRICAL REPAIR AND REWIRING
- REPAIR CEILING TILES
- NEED TWO WINDOWS FOR ADDITIONAL LIGHTING
- REPAIR OUTSIDE GUTTER
- LANDSCAPE

TOTAL COST ESTIMATED \$7500.00

IF YOU HAVE ANY FURTHER QUESTIONS PLEASE CALL ME

SINCERELY

RICHARD SMITH

A handwritten signature in cursive script that reads "Richard A. Smith".

Shipping
&
Receiving
for
PAC and
PYS

PAC
PYS

PAC
PYS

PYS

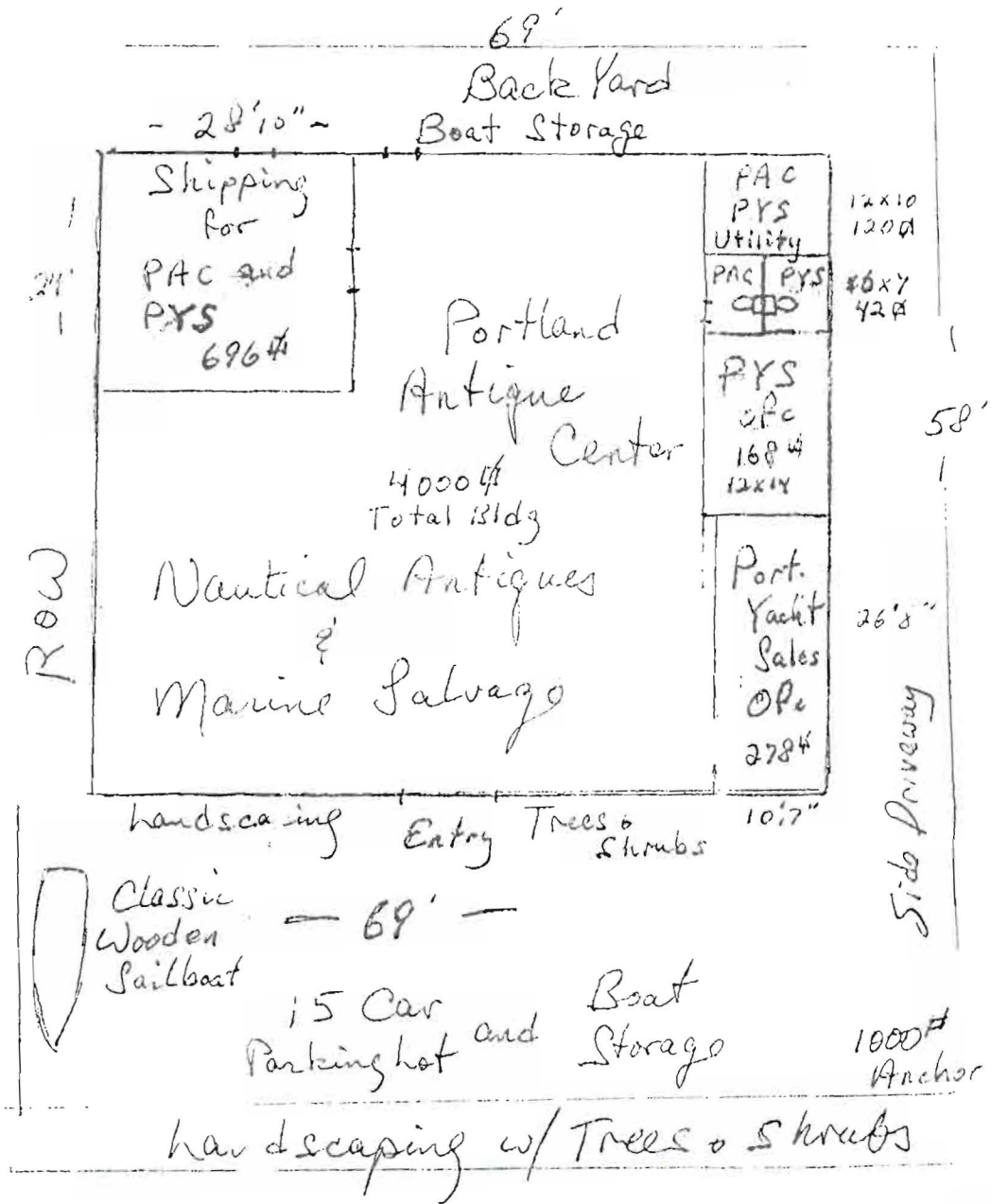
Portland

Antique Center
Specializing in Nautical
Antiques and Marine Salvage
1 Hobsons Wharf
Portland
~~Yacht~~
Sales

590 x 69 = 40710



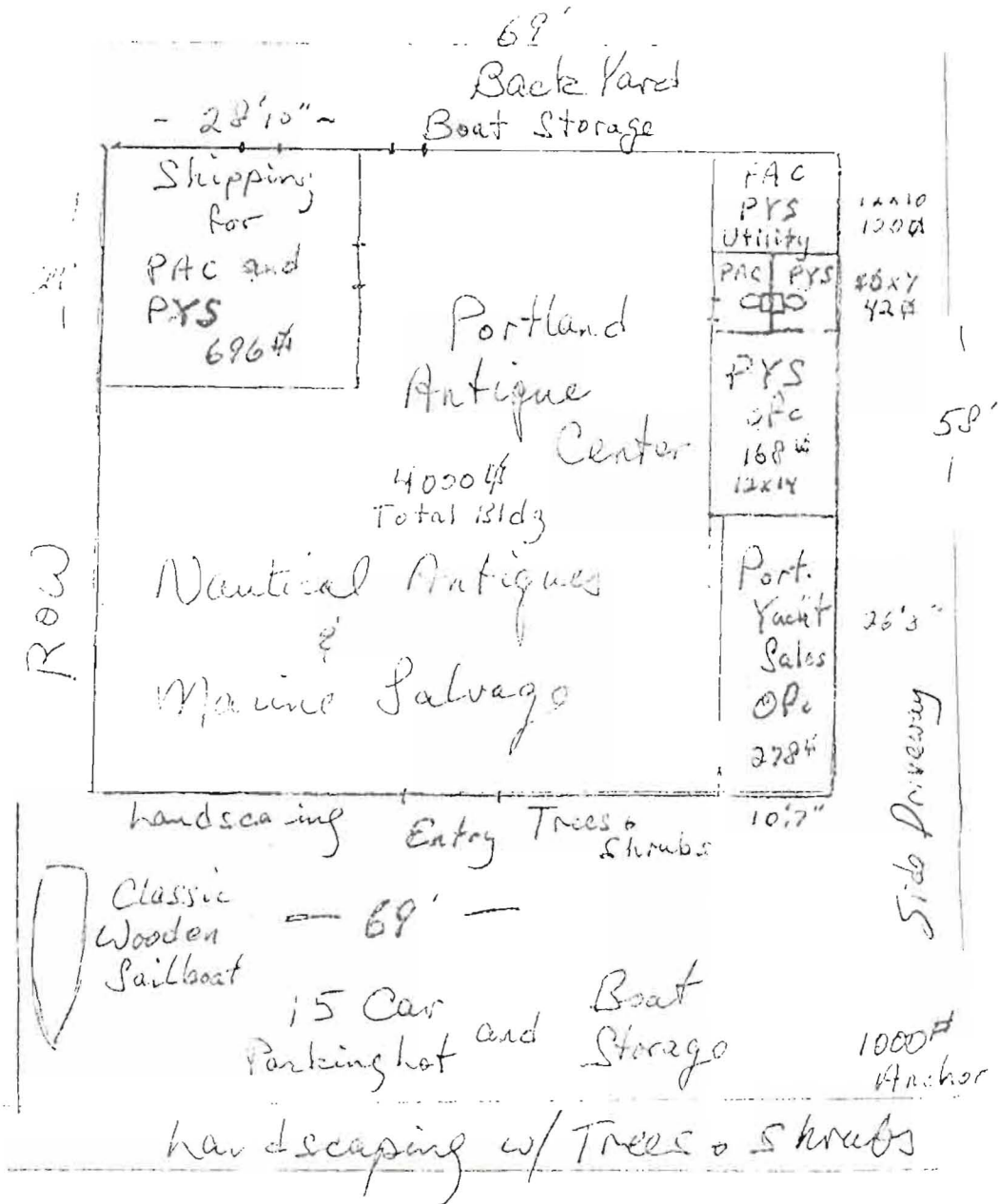
Antiques & Fine Art



received
1/9/97



Antiques & Fine Art



Commercial Street

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Richard Smith
c/o Renaissance Antiques & Fine Art
382 Commercial Street
Portland, ME 04101

June 2, 1997

RE: 382 Commercial Street - WCZ Zone - 42-D-001

Dear Mr. Smith,

It has come to our attention through a complaint that you are not conducting your nautical antique business as conveyed on your permit. It appears that you are renting out space for general antique sales. As you know thru several of our discussions at the counter prior to your permit application, this is a very specialized zone which limits all uses to marine related occupations. General retail of antiques sales is not allowed. You were to be specializing in nautical and marine salvage only, along with yacht brokerage sales and storage. If any tenants sublease any space, they too must meet these same requirements. Any of those tenant uses which do not meet the zoning requirements, shall be discontinued and vacated from the premises immediately.

It will necessary for our inspector to reinspect your establishment within 10 days of this notice. If your business does not meet the zoning requirements, this matter will be turned over to our Corporation Counsel for legal action. I thank you for your cooperation in advance.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

cc to: Joseph Gray, Jr., Dir. of Planning & Urban Dev.
P. Samuel Hoffses, Chief of Inspection Services
Arthur Rowe, Code Enforcement Officer
✓ Corporation Council