

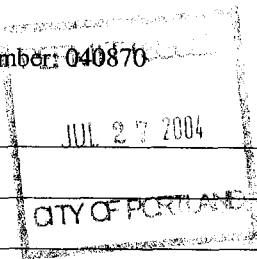
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

ENGINEERING SECTION

PERMIT

Permit Number: 040870



This is to certify that Edward Arcand/Christopher Cook
has permission to install 16 sq ft permanent sign for beer/wine take out food store
AT 87 Brackett St City of Portland 044 1015001

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 when permission procured before this building or part thereof is altered 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. _____
Health Dept. _____
Appeal Board _____
Other _____
DepartmentName

Carrie Bouke 7/26/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0870	Issue Date:	CBL: 044 I015001
-----------------------	-------------	---------------------

Location of Construction: 87 Brackett St	Owner Name: Edward Arcand	Owner Address: 87 Brackett St	Phone: 671-6269
Business Name:	Contractor Name: Christopher Cook	Contractor Address: 87 Brackett Street Portland	Phone: 2077740773
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: R-6

Past Use: Beer/wine take-out food store	Proposed Use: Beer/wine take-out food store with 16 sq ft permanent sign	Permit Fee: \$97.00	Cost of Work: \$0.00	CEO District: 2
<p><i>LEGAL use for property; 1st floor retail use only</i></p> <p><i>2nd floor APT - 359: one apt</i></p> <p><i>install 16 sq ft permanent sign for beer/wine take out food store</i></p> <p><i>Limited to NO MORE than nine (9) sets</i></p> <p><i>to be considered a retail use</i></p>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B</i> Type: <i>Sign</i> <i>BCCA 1/19/04</i> <i>JMB 7/26/04</i>	
Proposed Project Description:		Signature: _____		
		Signature: _____		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: jodinea	Date Applied For: 06/25/2004	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"/> <input type="checkbox"/> Denied <i>OK with conditions</i> Date: <i>7/14/04</i>	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 checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>to D.A</i> Date: _____
---	---	---

D. Anderson
7/19/04

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

Permit No: 04-0870	Date Applied For: 06/25/2004	CBL: 044 I015001
------------------------------	--	----------------------------

Location of Construction: 87 Brackett St	Owner Name: Edward Arcand	Owner Address: 87 Brackett St	Phone: () 671-6269
Business Name:	Contractor Name: Christopher Cook	Contractor Address: 87 Brackett Street Portland	Phone: (207) 774-0773
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Beer/wine take-out food store with 16 sq ft permanent sign no change of use proposed or authorized	Proposed Project Description: install 16 sq ft permanent sign for beer/wine take out food store
--	---

Dept: Historical **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 07/19/2004
Note: **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/14/2004
Note: 7/7/04 I spoke with Christopher Cook as to the name of the sign stating that this is the "Ohno Cafe". This is a legal nonconforming retail use in the R-6 zone. It can not be an actual cafe. Christopher told me that it is still a retail use with only 8 seats. I told him that I would check it out tomorrow to see for myself.
7/8/04 My inspection showed the store with 10 seats. I told the manager again about the requirements of NO MORE than 9 seats - he removed one stool while I was there
7/14/04 I re-inspected to be sure the 9 seat rule was being maintained. There were only 9 seats.

- 1) This permit is being issued with the condition that the retail store maintain at all times NO MORE than nine (9) seats in order to be considered a retail use. If more than nine seats are observed, the use will have been considered to be changed to a restaurant use without the proper permits. This property is located in an R-6 residential zone which would not permit this legal nonconforming use to be changed to a restaurant use.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 4) This property shall remain a first floor retail use with one family dwelling on the second floor and another family dwelling on the third floor. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 07/26/2004
Note: **Ok to Issue:**

- 1) Signage Installation to comply with Chapter 31 BOCA 1999

Signage/Awning 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>87 Brackett</u>		
Total Square Footage of Proposed Structure <u>4-4' 16sqft</u> 1000sqft <u>1200sqft</u>		
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: <u>Christopher Cook</u> <u>237 High St. # 7</u> <u>Portland, ME 04102</u>
		Total s.f. of signage x \$2.00 per s.f. plus \$30.00/\$65.00 for H.D. signage = Total Fee: \$ Awning Fee = Cost Of Work: \$ Total Fee: \$ <u>62.00</u>
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Store</u>		
Project description: <u>Beer wine take out w/ prepared foods</u>		
Contractor's name, address & telephone:		
Whom should we contact when the permit is ready: <u>Christopher Cook</u>		
Mailing address: <u>87 Brackett St. Portland ME 04102</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>207-749-2857</u>		

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.

Signature of applicant: <u>Christopher Cook</u>	Date: <u>05-27-07</u>
---	-----------------------

This is NOT a permit, you may not commence ANY work until the permit is issued.

SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

R-6
Residential

ADDRESS: 87 Bouckett St. Portland ME 04102 ZONE: Residential

CBL: _____

SINGLE TENANT LOT? YES _____ NO MULTITENANT LOT? YES NO _____

MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES NO _____

TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET):

Length: 25' Height: 18'

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES NO _____ DIMENSIONS PROPOSED: 16' x 4'

BLDG. WALL SIGN? (attached to bldg) YES NO _____ DIMENSIONS PROPOSED: 4' x 4' 16sq

INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES _____ NO _____ DIMENSIONS: _____

BLDG. WALL SIGN(attached to bldg) ? YES _____ NO _____ DIMENSIONS: _____

AWNING? YES _____ NO _____ DIMENSIONS: _____

LOT FRONTAGE (FEET): 25'

AWNING YES _____ NO IS AWNING BACKLIT? YES _____ NO _____

HEIGHT OF AWNING: _____ LENGTH OF AWNING: _____ DEPTH: _____

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? YES _____ NO _____

IF YES, TOTAL S.F. OF PANELS WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? _____ s.f.

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED SIGNAGE ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: [Signature] DATE: 05 27-04

***** FOR OFFICE USE ONLY *****

From: Marge Schmuckal
To: DEB ANDREWS
Date: Fri, Jul 9, 2004 10:33 AM
Subject: Brackett & Gray St

Deb,
Let me know when you have a little bit of time to go over a sign permit at this location. I'm getting a bad feeling about how they are pushing the envelope here. It is supposed to be a retail business, but the replacement sign is calling it a cafe. This is in the Historic District.
Marge

O'HEARN INSURANCE AGENCY
1087 FOREST AVE
PORTLAND, ME 04103

Date: 6/10/2004

Number of pages including cover sheet: 1

To:

RE: Cert of insur

Phone:

Fax phone: 892-1944

CC: _____

From:

Philip O'Hearn Agency

1087 Forest Avenue

Portland, ME, 04103

Jane DelPonte

Email Delponj@nationwide.com

Phone: (207) 797-9400 Ext 206

Fax phone: (207)797-0956

REMARKS: Urgent For your review Reply ASAP Please comment

**PLEASE FORWARD A CERTIFICATE OF INSURANCE FOR THE MARKET TO
797-0956 ATTN JANE**

Thank You, Jane

CERTIFICATE OF INSURANCE

The company indicated below certifies that the insurance afforded by the policy or policies numbered and described below is in force as of the effective date of this certificate. This Certificate of Insurance does not amend, extend, or otherwise alter the Terms and Conditions of Insurance coverage contained in any policy numbered and described below.

CERTIFICATE HOLDER:

CITY OF PORTLAND
389 CONGRESS ST
PORTLAND, ME 04101

INSURED:

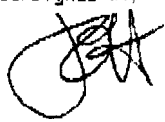
EDWARD ARCAND AND
DONALD BALLARD JR
93 WILLIAM ST
PORTLAND, ME 04103-4829

TYPE OF INSURANCE LIABILITY	POLICY NUMBER & ISSUING CO.	POLICY EFF DATE	POLICY EXP. DATE	LIMITS OF LIABILITY (*LIMITS AT INCEPTION)
<input checked="" type="checkbox"/> Liability and Medical Expense Personal and Advertising Injury	51-8P-319180-3001 NATIONWIDE MUTUAL INSURANCE CO.	07-24-03	07-24-04	Any One Occurrence... \$ 300,000 Included In Above - Any One Person or Organization
<input checked="" type="checkbox"/> Medical Expenses				ANY ONE PERSON \$ 5,000
<input checked="" type="checkbox"/> Fire Legal Liability				Any One Fire or Explosion \$ 50,000
<input type="checkbox"/> Other Liability				General Aggregate* .. \$ 600,000 Prod/Comp Ops Aggregate' . \$ 300,000
AUTOMOBILE LIABILITY				
<input type="checkbox"/> BUSINESS AUTO				Bodily Injury (Each Person) \$ [Each Accident) \$
<input type="checkbox"/> Owned				Property Damage [Each Accident) \$
<input type="checkbox"/> Non-Owned				Combined Single Limit \$
EXCESS LIABILITY				
<input type="checkbox"/> Umbrella Form				Each Occurrence \$ Prod/Comp Ops/Disease Aggregate* \$
STATUTORY LIMITS				
<input type="checkbox"/> Workers' Compensation and Employers' Liability				BODILY INJURY/ACCIDENT ... \$ Bodily Injury by Olsease EACH EMPLOYEE \$ Bodily Injury by Disease POLICY LIMIT \$

DESCRIPTION OF OPERATIONS/LOCATIONS
VEHICLES/RESTRICTIONS/SPECIAL ITEMS
87-89 BRACKETT ST. PORTLAND

Effective Date of Certificate: 07-24-2003
Date Certificate Issued: 06-10-2004

Authorized Representative: PHILIP M. O'HEARN
Countersigned at: NATIONWIDE INSURANCE
1087 FOREST AVE PORTLAND



June 5,2004

To whom it may concern:

My name is Edward Arcand, and I own the building at **87** Brackett St. I will allow Chris Cook to hang a sign on the building for the purpose of running his business. **Any** questions I can be reached at **671-6269**.

Thank you,

A handwritten signature in black ink, appearing to read "E. Arcand", with a large, stylized flourish at the end.

Edward J. Arcand



This page contains a detailed description of the Parcel ID **you** selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 044 1015001
Location 87 BRACKETT ST
Land Use MULTI-USE COMMERCIAL

Owner Address ARCAND EDWARD J & DONALD H BALLARD JR JTS
 93 WILLIAMS ST
 PORTLAND ME 04103

Book/Page 14588/130
Legal 44-1-15
 BRACKETT ST 87-89
 GRAY ST 74-76
 1513 SF

Valuation Information

Land	Building	Total
\$29,400	\$84,000	\$113,400

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1908	1	3674	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.035	3674		MIXED RES/COMM	DOG FISH MARKET

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	825	UNFINISHED RES BSMT
1	01/01	1077	CONVERTED SALES
1	02/02	997	APARTMENT
1	03/03	775	APARTMENT

Height	Walls	Heating	A/C
6			
10	FRAME	HW/STEAM	CENTRAL
8	FRAME	HOT AIR	
	FRAME	KIT AIR	

Building Other Features

Line	Structure Type	Identical Units
2	OPEN AREA - MOTEL/APARTMENT	1

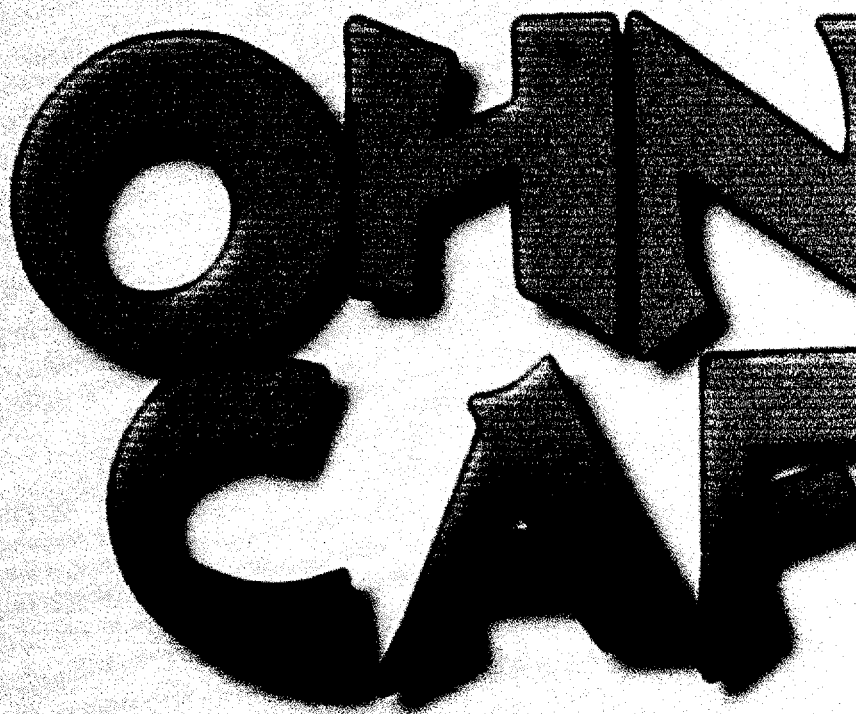
Yard Improvements

Year Built	Structure Type	Length or Sq. Ft	# Units
-------------------	-----------------------	-------------------------	----------------



previous sign permit was approved
for A A'x A' sign

6/22/2004



OKAY

Sing Dimensions.

- 3'x3'

Height From ground.

- 12'

Distance off Building

- 6"

GRAY Street

Back Door

22'

Window

Front Door

Window

Window

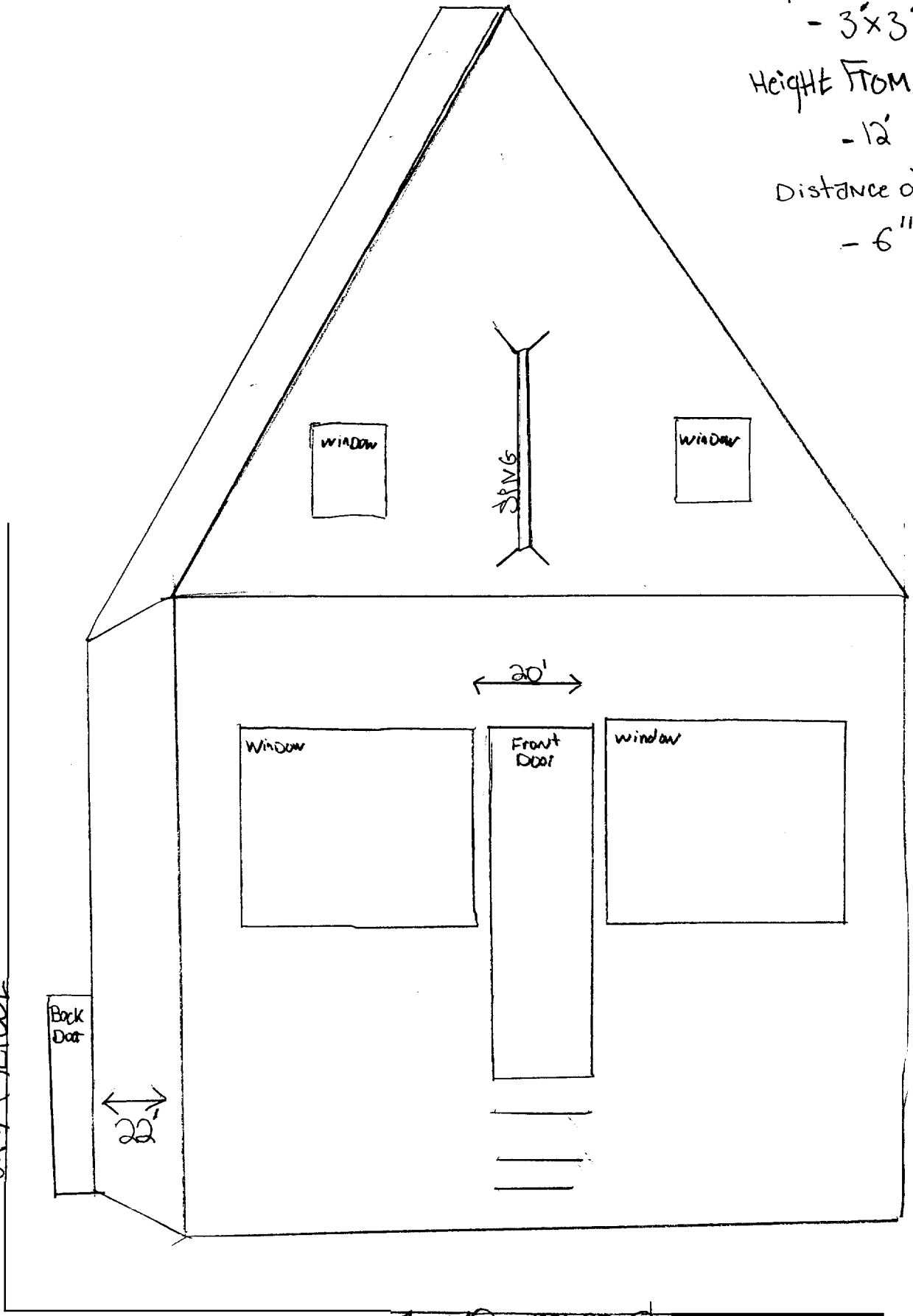
SING

Window

20'

Height 24'

Brackett Street



BUILDING



Attaching Rod

Sign Material - 1/16 Metal
Attaching Material - 3" Stainless
Steel Screws



OHNO
CAFE

17"

4"

4"

u

930442

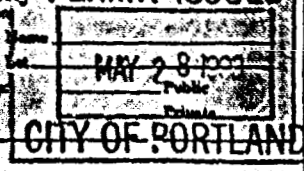
Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$28.20 Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Yankowsky's Variety Phone # _____
 Address: 87 Brackett St. - RNNXN Portland, ME 04102
 _____ 87 Brackett St.
 Contractor: Bailey Sign Co Bob: 774-2843
 Address: 9 Thomas Dr- Westbrook Phone # ME 04092
 Est. Construction Cost: _____ Proposed Use: variety store w sign
 _____ Part Use: variety XXXX store
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories _____ # Bedrooms _____ Lot Size _____
 Is Proposed Use: Residential Commercial Conversion
 Explain Conversion: erect sign - lighted - 4'x4'

For Official Use Only **PERMIT ISSUED**
 Date 5/24/93 Subdivision _____

 Map Code _____ Ownership _____
 Time Limit _____
 Estimated Cost _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exemption _____
 Other (explain) _____



UL # 047053

Foundations
 1. Type of Soil _____
 2. Footings - F.F. or _____
 3. Foundation Size _____
 4. Foundation Base _____
 5. Other _____

Floors
 1. Joist Size _____ Joists must be anchored.
 2. Joist Span _____
 3. Lally Column Spacing _____
 4. Joist Size _____ Spacing 18" O.C.
 5. Bridging Type _____
 6. Floor Sheathing Type _____
 7. Other Material _____

Exterior Walls
 1. Siding Size _____ Spacing
 2. No. windows _____
 3. No. Doors _____
 4. Header Size _____ Spacing
 5. Bracing Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ None
 8. Sheathing Type _____ None
 9. Siding Type _____ Weather Exposure
 10. Memory Materials _____
 11. Metal Materials _____

Interior Walls
 1. Siding Size _____ Spacing
 2. Header Size _____ Spacing
 3. Wall Covering Type _____
 4. Fire Wall if req. _____
 5. Other Materials _____

Callings
 1. Ceiling Joist Size _____
 2. Ceiling Bracing Size _____ Spacing _____ None required for this work.
 3. Type Ceiling _____ Does not require ceiling.
 4. Insulation Type _____ Size _____ Requires bottom.
 5. Ceiling Height _____

Roof
 1. Truss or Rafters Size _____ Span _____ Approved.
 2. Sheathing Type _____ Size _____ Approved with conditions.
 3. Roof Covering Type _____ Shingles.

Chimneys
 Type _____ Number of Fire Places _____ Date _____
 Signature _____

Heating
 Type of Heat _____

Electrical
 Service Entrance Size _____ Smoke Detector Required Yes _____ No _____

Plumbing
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Fixtures _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools
 1. Type _____
 2. Pool Size _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase
 Signature of Applicant _____ Date 5/24/93
 Signature of CEO _____ Date _____
 Inspection Date _____

White-Tax Assessor Yellow-GPCOG White Tag-CEO
 3 MTHS 1993

COPY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Messrs. William Fletcher and Leonard Rutherford

Date of Issue September 14, 1950

This is to certify that the building, premises, or part thereof, indicated below, and ~~has~~ altered—changed as to use at 27 Brackett Street under Building Permit No. 50/508, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Single building

APPROVED OCCUPANCY

Store and 2-Family Dwelling House
First floor—Store
Second floor—One apartment
Third floor—One apartment

Limiting Conditions:

This certificate supersedes certificate issued 7/50:

Earl A. Smith

Inspector of Buildings

This certificate identifies lawful use of building or premises, and might to be transferred from owner to owner when property changes hands. Cop. will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE

Department of Building Inspections

_____ 20 _____

Received from _____

Location of Work _____

Cost of Construction \$ _____

Permit Fee \$ _____

Building (IL) ____ Plumbing (I5) ____ Electrical (I2) ____ Site Plan (U2) ____

Other _____

CBL: _____

Check #: _____ **Total Collected \$** _____

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy