Form # P 04

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

Please Read Application And Notes, If Any, Attached	CITY	OF PORT	TION	l	PERMIT ISSUED  Number: 050904  JUL 1 4 2005	
This is to certifythat	Dronamraju Ramesh &				4 -000	
has permission to	Change of use, Social Club to	Family r traunt.	0.47, 4.00		CITY OF PORTLAND	
AT 3 Deering Ave			047 A00	4001		

m or the station are epting this permit shall comply with all provided that the person or persons, ances of the City of Portland regulating of the provisions of the Statutes of ine and of the of buildings and sectures, and of the application on file in the construction, maintenance and u this department.

Apply to Public Works for street line and grade if nature of work requires such information.

fication insped n must h and w n permi: n procu re this ding or t thered osed-in. ed or o IR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

DepartmentName

Fire Dept. Health Dept. Appeal Board\_ Other \_\_\_\_

PENALTY FOR REMOVINGTHIS CARD

City of Portland, N 389 Congress Street,		•			111	mit No: 05-0904	Issue Date	and a risk management of a section	047 A	.004001
Location of Construction:	<del></del>	Owner Name:	, rax. (2	201) 014-011		Address	<del>- 101</del> -	<del></del>	/ Phone:	+
!		Dronamraju R	amesh &		1	dge Rd				Ì
			Contractor Name:		Contractor Address: CTV OF PORT Phone					
Lessee/Buyer's Name		Phone:	Т		Permit	Type	March Street Co. St. St. St. St. St. St. St. St. St. St		THE THE STATE OF	Zone:
Lessee Buyer's Ivame		none.					- Commercia	.1		Zone:
Past Use:		Proposed Use:	roposed Use:		Permit Fee: Cost of Work:			k:	CEO District:	
Commercial	Commercial C	Commercial Change of use, Social			\$105.00	\$1	05.00	2		
		Club to a Fam	ily restara	aunt.	FIRE	DEPT:	Approved		ECTION:	-01
						[	Denied	Use G	roup A	Type: SID
n					4			}	ħ a	, ,
Proposed Project Description Change of use, Social Control		ilv rectaraunt			Signati	ura.		Signat	THE DAY F	7/12/a
Change of use, social v		iry restardant.		Signature: PEDESTRIAN ACTIVITI		TIVITIES DIS				
					Action	: Appro	oved Ap	proved w	√ √Conditions [	Denied
					Signat	ure:	_		Date:	
Permit Taken By:	Date A	applied For:				Zonin	g Approva	al		
dmartin	07/0	05/2005			т					
1. This permit applic		•	Speci	ial Zone or Revi	ews	Zon	ing Appeal	5	Historic Pro	eservation
Applicant(s) from Federal Rules.	meeting appli	cable State and	Shoreland Variance Variance			٤٠	Not in District or Landma			
2. Building permits d septic or electrical		plumbing,	☐ Wetland ☐ Miscellaneous ☐ Conditional Use ☐			186	Does Not Require Review			
3. Building permits a within six (6) mon	re void if wor		☐ Floo	od Zone	Conditional Use			7724	Requires Review	
False information permit and stop all	may invalidat		Subdivision Interpretation		retation	w\				
			Site	Plan		Appro	<i>U</i>	King	Approved \	w/Conditions
			Maj [	Minor MM	1 🗌	Denied	i Go	l	Denied	
			2	MB 1/12	100				XUB	
			Dates	ANCE The	100	->ate:			Daily 1 (2)	
			V	,						
			CI	ERTIFICAT	ION					
I hereby certify that I ar	n the owner o	f record of the na				osed work	is authorized	l by the	e owner of rec	ord and tha
I have been authorized	by the owner	to make this appl	ication as	s his authorize	d agent	and I agree	e to conform	to all a	applicable law	s of this
jurisdiction. In addition shall have the authority										
such permit.	to chici ali al	cas covered by si	acii petili	n an any 10aso	madic II	our to onito	ree the prov	ision O	i inc code(a) a	ppricable t
SIGNATURE OF APPLICA	.NT			ADDRES	SS		DATI	E	PH	IONE
RESPONSIBLE PERSON II	N CHARGE OF	WORK TITLE					DATI	7	PH	IONE

City of Portland, I	Maine - Building or Use Permit		Permit No:	Date Applied For:	CBL:	
389 Congress Street,	04101 Tel: (207) 874-8703, Fax: (2	07) 874-8716	05-0904	0710512005	<i>047</i> A004001	
Location of Construction:	Owner Name:	0	wner Address:	I	Phone:	
3 Deering Ave	Dronamraju Ramesh &	3	9 Ridge Rd			
Business Name:	Contractor Name:	- L		Contractor Address:		
Lessee/Buyer's Name	Phone:		ermit Type: Change of Use - C	Commercial	1	
Commercial Change of	f use, Social Club to a Family restaraunt.	Change	or use, Boelar ere	ıb to a Family restara		
Dept: Zoning Note:	Status: Approved	Reviewer:	Jeanine Bourke	Approval D	ate: 0711212005 Okto Issue: □	
Dept: Building Note:	Status: Approved with Conditions re required for any electrical, plumbing, or		Jeanine Bourke	Approval D	ate: Ok to Issue: ☑	
		•	tion activities			
2) This is a Change of	f Use ONLY permit. It does NOT author	ize any construc	tion activities.			

3) This establishment must meet the Health Code and must pass the food service inspection prior to being licensed. Serving of alcohol requires a minimum of 2 restrooms.

All Purpose Building Permit Application

roperty 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.

atlon/Address of Construction: 3	-5 DE	ERING	AVE		
íotal Square Footage of Proposed Structur		uare Footag	56		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: Ram C/O p/	rs# DR M fisHm	COUNTRY	Telephor	
Lessee/Buyer's Name (If Applicable)  SHIRCA MOVEE		HARUN ! Florida	OVE	cost Of Work: \$	<u>30,00</u>
Current use:	4-	Hand, 87	1-0160	ree:	105,00
If the location is currently vacant, what was	_ 0	Somalian	Socia	1 Club	
Approximately how long has it been vacan  Proposed use:	nt: <u>assol</u> Passant	0\c	Messer of	- Lusi	
Contractor's name, address & telephone:  Who should we contact when the permit is defined address:  We will contact you by phone when the pereview the requirements before starting any and a \$100.00 fee If any work starts before	ermit Bready, \ y work, with a F	ou must com	ne in and p		PECTION , ME
IF THE REQUIRED INFORMATION IS NOT INCLUIDENIED AT THE DISCRETION OF THE BUILDING/INFORMATION IN ORDER TO APROVE THIS PER I hereby certify that I am the Owner of record of the nain have been authorized by the owner to make this applicular for work described in a shall have the authority to enter all areas covered by the to this permit.	PLANNING DEP RMIT. med property. or the cation as his/her aut this application is Is.	ARTMENT, WE  at the owner of it  horized agent. I sued I certify that	MAY REQU recordauthor lagree to cor rt the Code C	IRE ADDITIONALIZES the proposed if orm to all applications authorized	AL I work and that I able laws of this I representative
Signature of applicant: Sharen		Do	ate: 7	15/05	
This is NOT a permit, you may no f you are in a Historic District you may Planning Depart	y be subject	to <b>additio</b> n	al permit		

Doc#: 41884 Bk:21368 Ps: 140

Ella Number 49501

Recording Order: \_\_\_\_ of \_\_\_\_

# WARRANTY DEED

Corporate Grantor Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That Urban Gardenstore, a Maine corporation with a principal place of business in Portland in the County of Cumberland, and State of Maine, for consideration paid, grants to Ramesh Dronamraju and Rama Dronamraju whose mailing address is 39 Ridge Road, Westwood, Massachusetts 02090, as joint tenants, with WARRANTY COVENANTS, the real property situated in Portland, in the County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Urban Gardenstore has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Mark Howard, its President thereunto duly authorized, this 2nd day of June, 2004.

**Urban Gardenstore** 

By: Mark Howard, President

State of Maine County of Cumberland

June 2, 2004

Personally appeared before me the above named Mark H of said Urban Gardenstore and acknowledged the foregoing instrument to be his/her free act and deed and the free act and deed and the free act and deed of said corporation.

Netary Public/Attorney at Law

Susan Hasson

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ad.

ANTS, the

of Maine

d herein

t to be

oward, its

Doc#: 41884 Bk:21368 Pg: 141

# **EXHIBIT A**

(DEED)

described as follows:

ertain lot or parce of land with the buildings thereon, numbered 5 Deering Avenue City of Portlanc County of Cumberland and State of Maine, bounded and

Beginning a a point on the easterly side of Deering Avenue, 31.60 feet Northerly of a monument of the intersection of the northerly sideline of Congress Street with the easterly side ne of Deering Avenue (formerly Grove Street); thence Northerly by said Deering Avenue 31.9 feet more or less to a stake and land now or formerly of LF. O'Brien thence Easterly at right angles to said Deering Avenue and along said O'Brien land 61 13 feet more or less to a stake and land now or formerly of G.L. McDonough; thence Southerly parallel to said Deering Avenue and by land now or formerly of C.L. McDx nough 31.99 feet, more or less to a stake; thence Westerly parallel to the second box nd herein, 61.13 feet more or less to the point of beginning.

TOGETHER WITH a perpetual easement to a four-footstrip adjacent to the southerly bound of this conveyance as access for maintenance of the building on the premises. said easement to extend four feet Southerly on Deering Avenue from point of beginning to the above transfer and extend Easterly on a line parallel to and four feet from the southerly boundary 61.13 feet to a point; thence Northerly at right angles 4 feet to a point. Thence Westerly along southerly sideline of the above transfer 61.13 feet to a point of beginning.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Michael D. Sangillo dated January 15,2003 recorded at the Cumberland County Registry of Deeds in Book 18721, Page 260. Reference's also made to the Corrective Deed to be recorded herewith.

resident of be his/her

um 04:2004 10:20:21A Cumberland County



City of Portland Planning & Development Department **389** Congress Street Portland, Maine **04** 101

Honey's Place, A Family Affair Restaurant will be leasing 3-5 Deering Avenue in Portland, Maine. This restaurant will have the seating capacity of 24 patrons. This establishment will offer dine-in or take out services. As the tenant of this location, I plan not to make any structural changes to this site. I will acquire the proper permits needed for the installation of the hood system as well as the obtaining a permit for an electrician.

Feel free to contact me at 871-0160 or 450-2424 if you have any questions.

Sincerely, Sharon Musike

Sharon D. Moore

Owner, Honey's Place, A Family Affair Restaurant



Received
Recorded Resister of Deeds
Jul 05:2005 10:28:31A
Cumberland County
John E OBrien

## CITY OF PORTLAND

## CERTIFICATE OF VARIANCE APPROVAL

I, William Hall, the duly appointed Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 16th day of June, 2005, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

- I. Current Property Owner: Ramesh Dronamraju
- 2. **Property:** 3-5 Deering Avenue, Portland, ME **CBL:** 047-A-004 Cumberland County Registry of Deeds, Book 21368, Page 140 Last recorded deed in chain of Title: 6/4/04
- 3. Variance and Conditions of Variance:

To **grant** relief **from** section 14-186(c) and 14-332(i) **of** the Zoning Ordinance to allow no off-street parking **for** a new restaurant use instead of the approximate seven (7) off-street parking spaces required.

IN WITNESS WHEREOF, I have hereto set my hand and seal this

207h day of June, 200.5.

City of Portland Zoning Board,

, Chair of William Hall

(Printed or Typed Name)

STATE OF MAINE

Cumberland, ss.

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Then personally appeared the above-named **William Hall** and acknowledged the above certificate to be **his** free act and deed in **his** capacity as Chairman of the Portland Board of Appeals, with his signature witnessed on June 20, 2005

(Printed or Typed Name) Notary Public

Margaret Schmuckal

mytern Expues June 28, 2012

PURSUANT TO **30-A** M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.

3 Deering Ave Portland, ME

2	CLOSET	BATHROOM	FURNACE ROOM
			:
		<del>1 4</del> 1 <del>1</del>	1
45'			KITCHEN

3 Deering Ave Portland, ME

