

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED JUL 28 2006 Permit Number: 061031 CITY OF PORTLAND

This is to certify that DRONAMRAJU RAMESH RAMA DRONAMRAJU J... has permission to Change of use to bicycle Shop No Construction AT 3 DEERING AVE L 047 A004001

provided that the person or persons who accept 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 is procured before this building or part thereof is occupied or service is closed-in. YOUR 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 Department Name

Handwritten signature and date 7/25/06 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 ISSUED

Permit No: 06-103	Issue Date:	CBL: 047 A004001
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Location of Construction: 3 DEERING AVE	Owner Name: DRONAMRAJU RAMESH & RA	Owner Address: 39 RIDGE RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B2b

Past Use: Commercial / Restaurant	Proposed Use: Commercial/ Retail- Retail ^{bicycle} Shop	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 2
Proposed Project Description: Change of use to ^{bicycle} Shop- No Construction		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied to NIPPA 101		INSPECTION: Use Group: <i>M</i> Type: <i>SB</i> <i>7/25/06</i>
		Signature: <i>Craig Carr</i>		Signature:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 07/14/2006	Zoning Approval
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1. This permit application does not 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..	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"/> Date:	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 checked="" 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 <i>AGM</i> Date:
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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: 06-1031	Date Applied For: 07/14/2006	CBL: 047 A004001
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Location of Construction: 3 DEERING AVE	Owner Name: DRONAMRAJU RAMESH & RA	Owner Address: 39 RIDGE RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial/ Retail- Retail bicycle Shop	Proposed Project Description: Change of use to bicycle Shop- No Construction
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Dept: Zoning **Status:** Approved **Reviewer:** Ann Machado **Approval Date:** 07/21/2006

Note: Although this is a change of use, they do not need to provide off street parking because the retail area is less than 2000 s.f. **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 07/25/2006

Note: **Ok to Issue:**

1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 07/25/2006

Note: **Ok to Issue:**

1) Building shall comply with NFPA 101



General 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>3 Deering Ave, Portland</u>		
Total Square Footage of Proposed Structure <u>1440</u>		Square Footage of Lot <u>1440</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>47 A 04</u>	Owner: <u>Ramesh Dronamraju c/o Fishman Realty Group</u>	Telephone: <u>775-6561 x 208</u>
Lessee/Buyer's Name (If Applicable) <u>Raymond P. Wheeler + Tavia Gilbert</u>	Applicant name, address & telephone: <u>Raymond P. Wheeler / Tavia Gilbert - Percy Cycles 3 Deering Ave. 04101 (207) 773-1385</u>	Cost Of Work: \$ _____ Fee: \$ <u>30</u> C of O Fee: \$ <u>75</u>
Current Specific use: <u>former restaurant / current retail</u>		<u>105</u>
Proposed Specific use: <u>currently retail</u>		
Project description: <u>Retail Bicycle shop</u>		
Contractor's name, address & telephone: <u>NA - NO CONTRACTOR WORK NECESSARY - Cosmetic changes ONLY</u>		
Who should we contact when the permit is ready: <u>Tavia Gilbert</u>		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME JUL 14 2006 RECEIVED
Mailing address: _____ Phone: <u>207.650.6213</u>		

Please submit all of the information outlined in the Commercial Application. **Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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>Tavia Gilbert</u>	Date: <u>7/12/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Congress street

Congress street

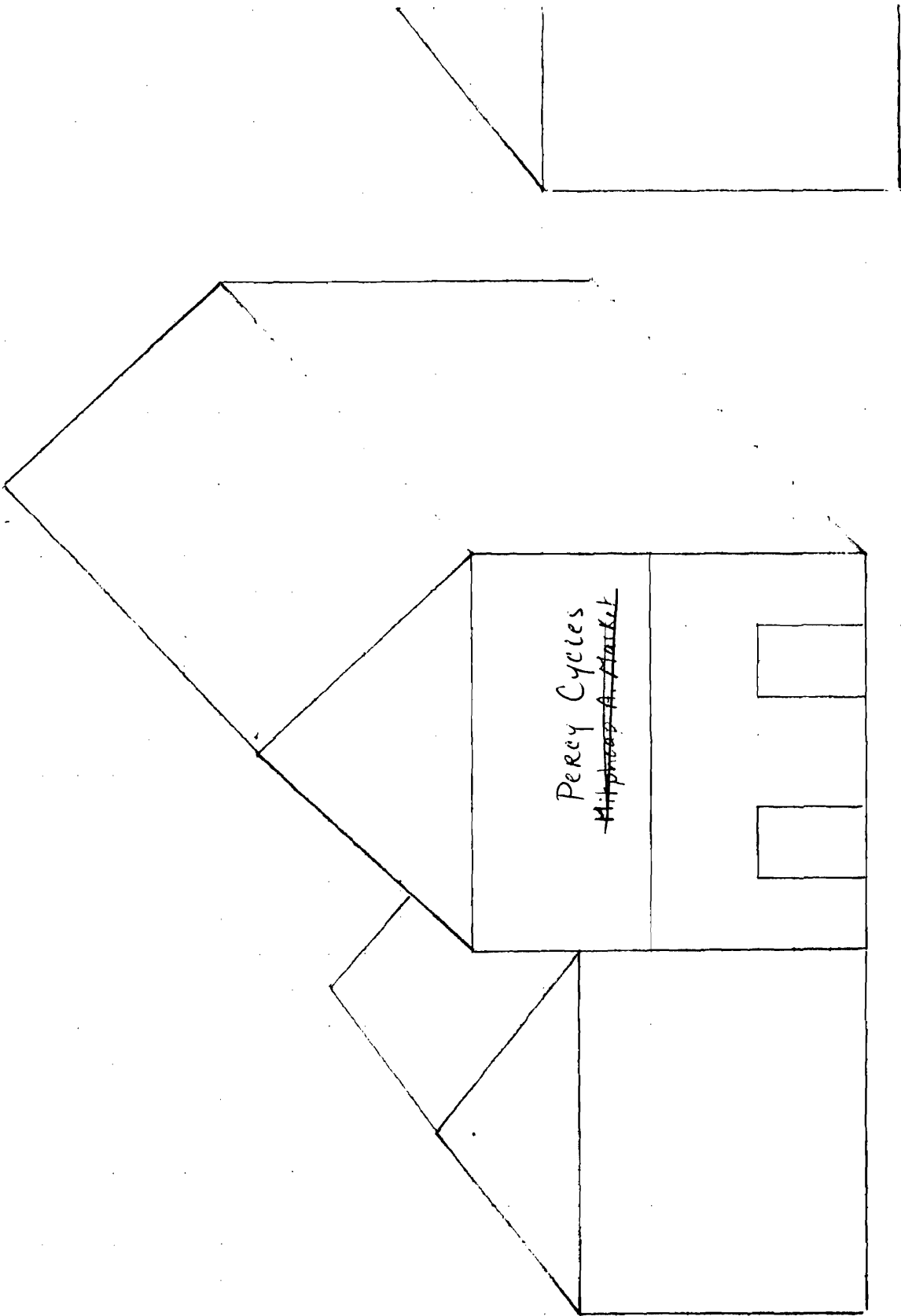
Deering Avenue

~~State Soup~~
Binga's Winga's

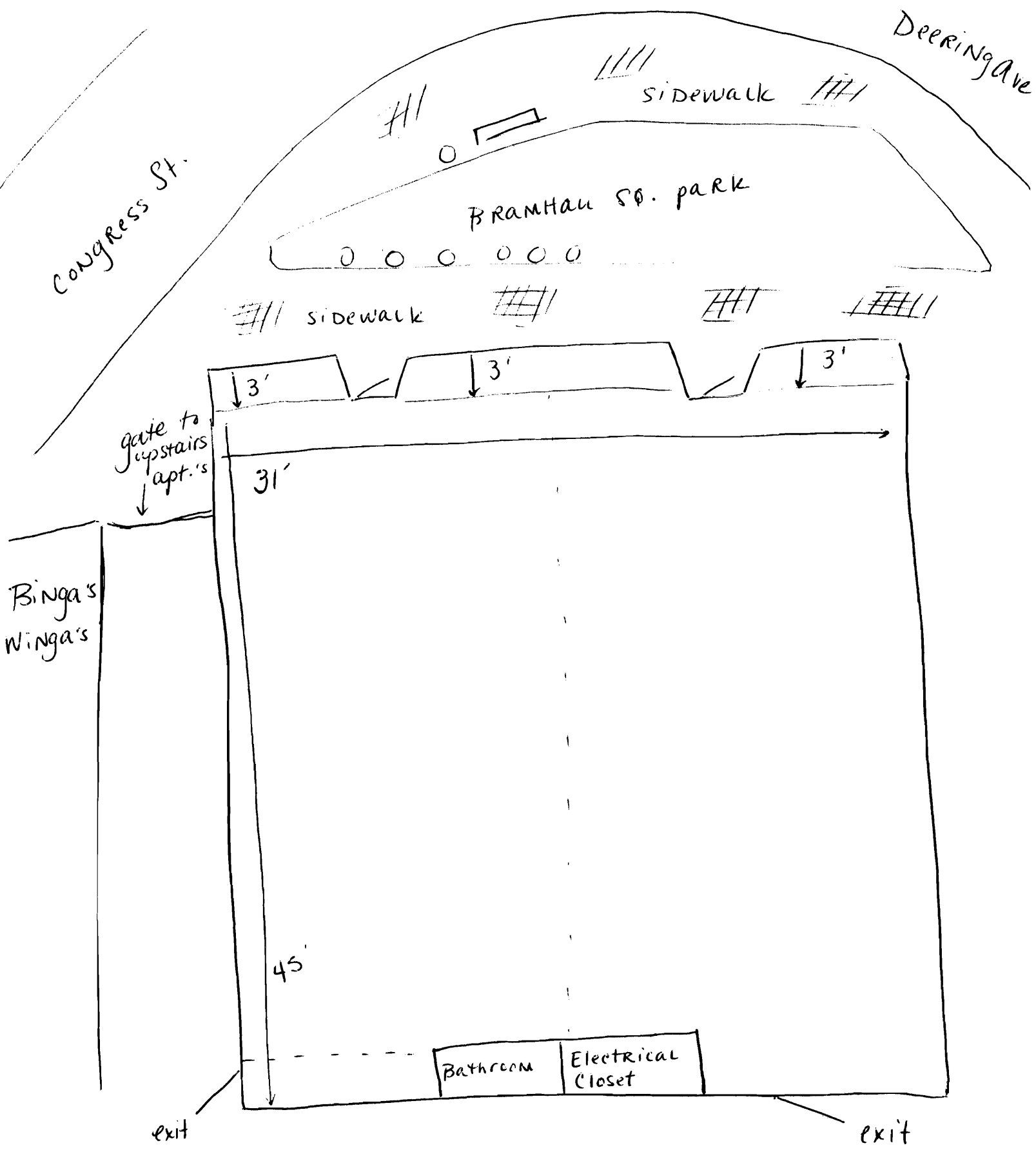
~~Highway A~~
~~Market~~

Percy
Cycles

TOP VIEW



FRONT VIEW



No parking needed - retail area under 2000sqft

* total square feet = 1440

No Dedicated parking spaces - ON street only



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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- 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.

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

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

Jara Lee Gilbert
Signature of Applicant/Designee

Date 8.2.06

[Signature]
Signature of Inspections Official

Date

CBL: 047A004

Building Permit #: 061031

47A Y

061032



CITY OF PORTLAND

CERTIFICATE OF VARIANCE APPROVAL

I, David Dore, 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 1st day of May, 2008, 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.

1. **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 four (4) parking spaces required.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 1st day of May, 2008

, Chair of
City of Portland Zoning Board, David Dore

(Printed or Typed Name)

STATE OF MAINE
Cumberland, ss.

Then personally appeared the above-named David Dore 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 May 1, 2008 .

(Printed or Typed Name)
Notary Public
Margaret Schmuckal

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.

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0483	Date Applied For: 05/08/2008	CBL: 047 A004001
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Location of Construction: 3 DEERING AVE	Owner Name: DRONAMRAJU RAMESH & RA	Owner Address: 39 RIDGE RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Change of use from Bicycle shop to restaurant	Proposed Project Description: Change of use from Bicycle shop to restaurant
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/20/2008**Note:** **Ok to Issue:**

- 1) All other permits and licenses from the City and the State shall be the responsibility of the applicant to obtain prior to the issuance of a certificate of occupancy.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that this is a restaurant use as the primary use as explained to the applicant.

Dept: Building **Status:** Pending **Reviewer:** **Approval Date:****Note:** **Ok to Issue:** **Dept:** Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 05/20/2008**Note:** **Ok to Issue:**

- 1) Emergency lights are required to be tested at the electrical panel.
- 2) Emergency lights and exit signs are required
- 3) Separation of Mercantile to residential requires a 2 hr. Fire rated separation. Details of construction are required.
- 4) A separate permit is required for the hood.
- 5) Applicant must provide a seating diagram for no more than 46 seats. $690 \text{ sq}' / 15 = 46$

Comments:

5/15/2008-mes: I called Al Fishman who sponsored this applicant before the ZBA - A "shishah" or Smoking Bar is not an allowable use anywhere in the ordinance. The ZBA application and ZBA testimony called the proposed use a "restaurant" which is an allowable use in the B-2b zone - Al will speak to the applicant to get this permit squared away.

On 5/1/08 the ZBA approved the absence of parking for the proposed restaurant use under a variance appeal.

The permit is on hold until and if I hear from the applicant with a change in the permit request. Otherwise the permit will be denied.

5/20/2008-mes: On 5/16/08 Mr Fishman and the tenant came in and changed the permit to the restaurant use. I explained the difference and what the zoning ordinance allowed to the applicant. I had the applicant initial the change.