

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 101072

This is to certify that Burnham H Page & Pramod Sharma
has permission to Change of use from office building tradesman to silk screening and embroidery business.
AT 173 Neal St CPD 054 G023001

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 written permission procured before this building or part thereof is lathed or otherwise used-in. 24 HOUR NOTICE IS REQUIRED.

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

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
SEP 20 2010
9/20/10
City of Portland
Director - Building Inspection

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: 10-1072	Issue Date:	CBL: 054 G023001
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Location of Construction: 173 Neal St	Owner Name: Burnham H Page &	Owner Address: Po Box 2282	Phone:
Business Name:	Contractor Name: Pramod Shrestha	Contractor Address: 849 Broadway So. Portland	Phone: 2078996886
Lessee/Buyer's Name: Pramod Shrestha	Phone:	Permit Type: Change of Use - Commercial	Zone: B2b

Past Use: Commercial	Proposed Use: Commercial / Change of use from office building tradesman to silk screening and embroidery business (Conditional Use Appeal was granted on 08-19-10).	Permit Fee: \$105.00	Cost of Work: \$30.00	CEO District: 2	R-6 Zoning
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: F-1 Type: JB 3,600 sq ft		

Proposed Project Description:
Change of use from office building tradesman to silk screening and embroidery business.

Signature: *(Signature)* Date: 9/20/10

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 08/30/2010	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p>	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<p>Historic Preservation</p> <p><i>within</i></p> <input 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
	<p>Date: <i>9/2/10</i></p>	<p>Date: <i>9/19/10</i></p>	<p>Date: <i>Any other work requires a separate review & approval</i></p>

PERMIT ISSUED

SEP 20 2010

City of Portland

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
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City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1072	Date Applied For: 08/30/2010	CBL: 054 G023001
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Location of Construction: 173 Neal St	Owner Name: Burnham H Page &	Owner Address: Po Box 2282	Phone:
Business Name:	Contractor Name: Pramod Shrestha	Contractor Address: 849 Broadway So. Portland	Phone (207) 899-6886
Lessee/Buyer's Name Pramod Shrestha	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial / Change of use from office building tradesman to silk screening and embroidery business (Conditional Use Appeal was granted on 08-19-10).	Proposed Project Description: Change of use from office building tradesman to silk screening and embroidery business.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/02/2010

Note: **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) Your conditional use appeal for your use was approved on 8/19/10. All required conditions on your conditional use appeal must be maintained during the life of this use.
- 3) This property shall remain a commercial print shop business for silk screening and embroidery. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 09/20/2010

Note: **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 09/09/2010

Note: **Ok to Issue:**

- 1) This permit is for change of use only, any construction shall require additional permits. The occupancy shall meet NFPA 101 code requirements upon inspection.

PERMIT ISSUED

SEP 20 2010

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **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.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

SEP 20 2010



CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

August 30 2010

Received from Joseph Libesman

Location of Work 172 Albee St.

Contract Description \$ Building Fee: 2100

\$ Site Fee:

Certificate of Occupancy Fee: 950

Total: 1050

Building (IL) Plumbing (IS) Electrical (IZ) Site Plan (IS)

Case: 054 6023

Check #: 1803 Total Collected: 1050

No work is to be started until permit issued. Please keep original receipt for your records.

Taken by: Jeff

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy



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>173 Neal St Portland, Me 04101</u>		
Total Square Footage of Proposed Structure/Area <u>3,000 sqft</u>	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>054</u> Block# <u>G</u> Lot# <u>023</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Ramod Shrestha</u> Address <u>869 Broadway</u> City, State & Zip <u>Portland, Me 04106</u>	Telephone: <u>(207) 899-6886</u>
Lessee/DBP (if applicable) RECEIVED AUG 30 2010 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>30.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>105.00</u>
	Current legal use (i.e. single family) <u>warehouse/office</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>Furniture company</u> Proposed Specific use: <u>Screen printing</u> / <u>retail</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Change of use</u>	
Contractor's name: <u>Ramod Shrestha</u>		
Address: <u>869 Broadway</u>		
City, State & Zip <u>S. Portland, Me 04106</u>		Telephone: <u>899-6886</u>
Who should we contact when the permit is ready: <u>Ramod Shrestha</u>		Telephone: <u>899-6886</u>
Mailing address: <u>Same as above</u>		

Please submit all of the information outlined on the applicable Checklist. 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: [Signature] Date: 8/26/10

This is not a permit; you may not commence ANY work until the permit is issued

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Philip Saucier-chair
Sara Moppin
Jill E. Hunter
Gordan Smith-secretary
William Getz

August 23, 2010

Pramod Shrestha
Graphik Wear, Inc.
869 Broadway
South Portland, ME 04016

RE: 173 Neal Street
CBL: 054 G023
ZONE: B-2b/R-6

Dear Mr. Shrestha:

At the August 19, 2010 meeting, the Zoning Board of Appeals voted 4-0 to grant your conditional use appeal to allow you to have a silk screening and embroidery business. I have enclosed a copy of the Board's decision.

I have also enclosed a receipt for your recent payment. Your appeal fees are now paid in full.

Now that the conditional use has been approved, you need to submit a Change of Use application to the Building Inspections Division to change the use of the property from an office of building tradesmen to a silk screening and embroidery business. Enclosed is an application for your change of use. You have six months from the date of the hearing, August 19, 2010, referenced under section 14-474 (f), to apply for the change of use, or your Zoning Board approval will expire.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

Should you have any questions please feel free to contact me at 207-874-8709.

Yours truly,



Ann B. Machado
Zoning Specialist

dwellings are not permitted. The applicant is requesting a use variance to be allowed to add one additional dwelling unit to the property for a total of three dwelling units. Representing the appeal is the owner. **The Board voted 4-0 to accept the withdrawal of the variance appeal.**

D. Conditional Use Appeal:

173 Neal Street, Pramod Shrestha, lessee, Tax Map 054, Block G, Lot 023, B-2b Community Business Zone & R-6 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-183(b)(1) to have a silk screening and embroidery business. Representing the appeal is Pramod Shrestha, the lessee. **The Board voted 4-0 to grant the conditional use appeal allowing the applicant to have a silk screening and embroidery business.**

E. Variance Appeal:

141-151 Auburn Street, Lewis McDonald, owner, Tax Map 125, Block B, Lots 008 & 013, R-3 Residential Zone: The appellant was granted a conditional use appeal on January 22, 2004 to add an additional dwelling unit to his single family home. Section 14-88(a)(2)(g)(iii) requires the owner to occupy one of the dwelling units. The applicant is requesting a variance to waive the requirement that the property has to be owner occupied. Representing the appeal is the owner. **The Board voted 4-0 to deny the variance to waive the requirement that the property be owner occupied.**

Enclosure:

Decision for Agenda from August 19, 2010

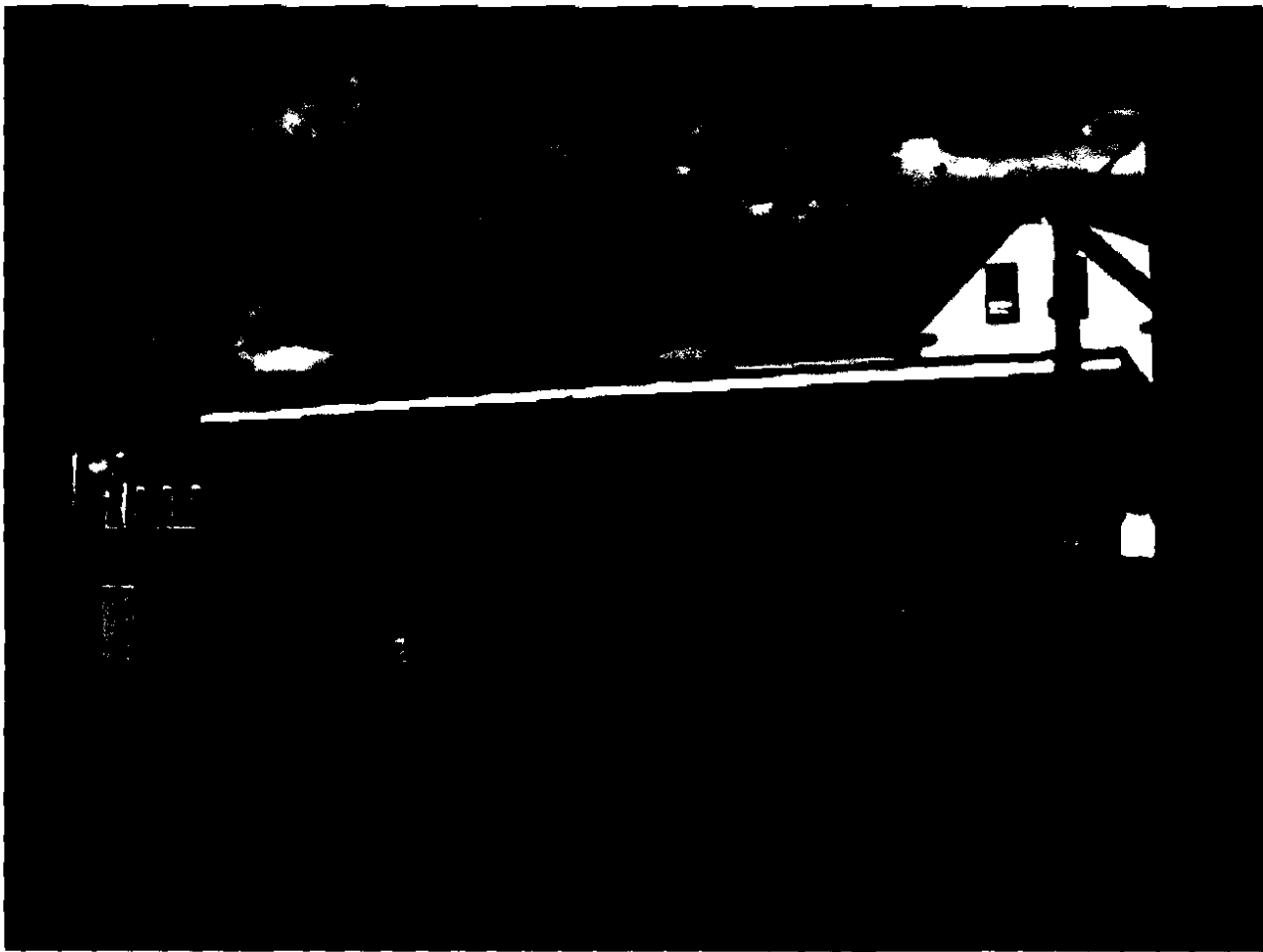
Original Zoning Board Decision

One dvd

CC: Joseph Gray, City Manager

Penny St. Louis Littell, Director, Planning & Urban Development

Alex Jaegerman, Planning Division



GAS STATION

Fence

Parking space for graphic work

32'

Paved Parking Space

89'

Neal St

601

WASH ROOM

FURNACE

OVERHEAD

ENTRANCE

ALUMIN

WORKING

94H DOIS

371550

Warehouse

3600

PRODUCTION APERT

APARTMENT BUILDINGS

55'



Commercial Interior & ~~Change~~ of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bears their seal; you will need the City of Portland forms for the Certificate of Design, Certificate of Design Application and Accessibility Building Code Certificate.

- You only need to supply this if you're doing anything structural*
- A statement of special inspections as required per Chapter 17 of the IBC 2003
i.e.: http://www.acec.org/coalitions/CASE/case1004/statement_of_si.doc
 - Cross sections w/framing details
 - Detail of any new walls or permanent partitions
 - Floor plans and elevations
 - Window and door schedules
 - Complete electrical and plumbing layout.
 - Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
 - Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
 - Proof of ownership is required if it is inconsistent with the assessors records.
 - Reduced plans or electronic files in PDF format are also required if original plans are larger than 11" x 17".
 - Per State Fire Marshall, all new bathrooms must be ADA compliant.
- environmental impact study required*

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

~~For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:~~

- * You need to supply all three of these - you can use a copy of what you submitted for the apped*
- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
 - Location and dimensions of parking areas and driveways, street spaces and building frontage.
 - Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)