Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/06/13

April 23, 2013

Planning and Development Department
City of Portland
315 City Hall
Portland, Maine 04101

To Whom It May Concern,

Please accept this cover letter and attached files as submission of our General Building Application and Change of Use. As our recent hearing with the Zoning Board of Appeals resulted in conditional use being granted for the property at 64 Pine Street, Aurora Provisions, to change use from "retail" to "café, " we are submitting this with our request for a building permit for a kitchen addition. As well, we are submitting a site plan exemption application as the project is less than 500 square feet with proposed costs of less than $50,000.00. The project is outlined as such:

- A 330 square foot addition to our existing commercial kitchen space, thus allowing for increased productivity and work space for our employees.
- Kitchen will have prep areas, sinks, stoves, oven, hood & refrigeration.
- 2 Exits will be provided.
- As well, 99 square foot additional office space.
- Office will have desks, bookcases, office equipment.
- This proposed addition will not increase the seating of the café.
- We will be able to create more jobs for eligible applicants.

We have retained Chris Greenlaw of Dovetail Builders as our GC and he is ready and able to start as soon as we obtain permission from the city. We respectfully ask that you would give us immediate consideration as this project was initially put on hold due to an unknown zoning issue that predates the present owner's tenure and was never disclosed in real estate dealings. Our goal is to complete this project before the height of the summer season so as not to impact everyone's busy season. Your attention to our application is greatly appreciated.

Kindly Submitted,

Marika Kuzma Green, Proprietor
Leslie Oster, General Manager